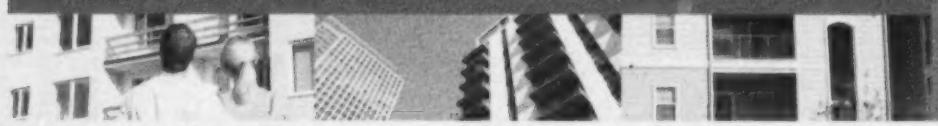
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Vancouver and Abbotsford-Mission CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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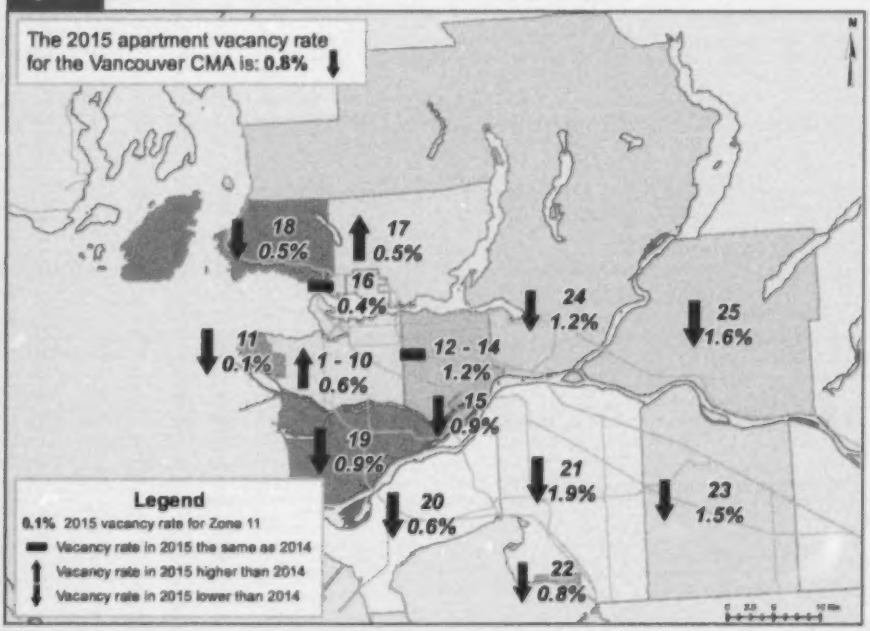
Highlights

- Rental demand for purpose-built apartments tightened further in the Vancouver CMA, moving down to 0.8 per cent in 2015.
- Fundamental drivers, such as population growth and employment gains, support strong rental demand, especially for centres away from Vancouver City.
- Based on the same units surveyed in 2014 and 2015, the estimated rent increase was 3.9 per cent.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

Overview: Rental Market in Vancouver CMA Tightens Further

The rental market tightened further in 2015 as purpose built apartment vacancy rates in the Vancouver Census Metropolitan Area (CMA) declined to 0.8 per cent from 1.0 per cent in 2014. This is the first time since 2008 that the overall vacancy rate in the CMA has fallen below one per cent (Figure 2). Rental demand outpaced the addition of new and renovated purpose-built rental units. This demand was particularly higher in centres outside of Vancouver City as all municipalities recorded a lower overall vacancy rate when compared with last year, with the exception of North Vancouver District Municipality (DM).

The increase in rental demand this year was supported by a number of fundamental drivers. Inter-provincial migration has been on the rise as people from provinces, including those provinces affected by lower oil prices, have moved into the area.

The lower value of the Canadian dollar against the American dollar has created service sector jobs in tourism-related industries, and retail spending rose over last year's levels in the CMA. Overall, employment levels have risen in both part-time and full-time job categories. Also, a very active resale market in Greater Vancouver and the Fraser Valley that has elevated the levels of sales and prices may have resulted in some potential homebuyers staying in their rental units longer as prices for homes have increased through the year.

The increase in purpose-built apartment rental units from last year to this year was relatively high with 834 units added to the rental stock[1]. This marks the third consecutive year that the purpose-built rental universe increased in the Vancouver CMA. Though Downtown (Zone 3) had the largest increase in the number of rental units, the majority of the new units (58 per cent) added to the rental stock were located in centres outside of Vancouver City.

Figure 2

[1] Addition to the rental universe can be in the form of new construction, conversion of existing structures and renovation of existing units that were temporarily removed from the previous survey.

The availability rate for purpose-built apartment buildings followed the vacancy trend. The availability rate in the Vancouver CMA was 1.2 per cent in October 2015, below the 1.6 per cent recorded in October 2014. The lowest availability rate was recorded in the University Endowment Land (UEL) at 0.3 per cent, while the highest was recorded in Westside Kerrisdale (Zone 6) at 2.1 per cent. The availability rate includes both vacant units and units for which a tenant has given notice but the landlord/owner of the building has not signed an agreement with a new tenant. The availability rate provides some insight on possible upcoming vacancies.

In Figure 3, the fixed sample rent per cent change in the CMA was 3.9 per cent, considerably higher than the allowable threshold of 2.5 per cent in 2015 as set by the Residential Tenancy Branch.[2] This was driven by rental demand as landlords were able to charge higher rents upon turnover of suites in their buildings. The larger two and three-bedroom units had the largest percentage increase at 4.4 per cent and 4.0 per cent respectively in the Vancouver CMA. Overall, the increase in the same sample rent was the highest since 2008 when it rose to 4.3 per cent.

The average rent level captures the effect of both market demand on rents and the composition effect of newer units being added into the existing rental universe. Usually, newer units command a higher rent as these suites have updated fixtures and can be located in more desirable locations than previously built structures. The total average rent for purpose-built apartment units in the Vancouver CMA in October 2015 was $1,144. Rent levels were highest near the downtown Vancouver core with the UEL charging the highest rents in the CMA followed by West Vancouver.

Submarket Results: Rental Demand Greater Outside of Vancouver City

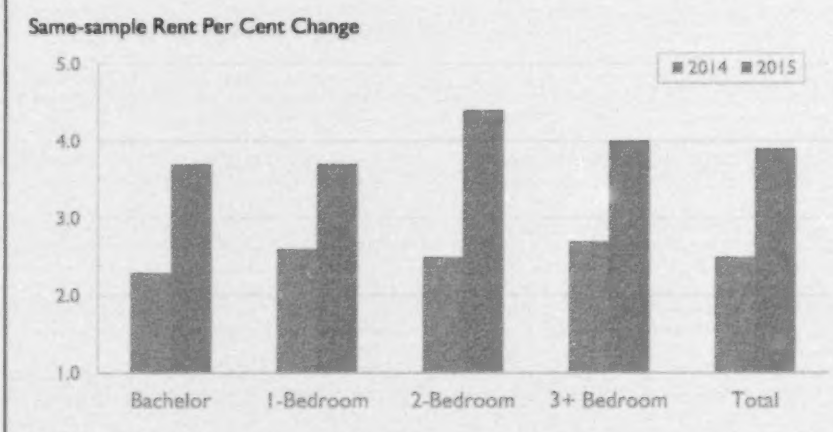
The overall decline in the vacancy rate from last year to this year was the result of an increase in rental demand in centres away from Vancouver City. With the exception of North Vancouver DM, all centres recorded a lower vacancy rate from the previous year (Figure 1). Delta, Langley City and DM and Pitt Meadows/Maple Ridge had their vacancy rates drop by more than one percentage point during this time period. Supporting fundamental drivers along with lower rental costs, especially in centres in the Fraser Valley, attracted renters to the area. For example, average rents in Surrey were $359 less than the average monthly rent being charged in the City of Vancouver.

All bedroom types in the Vancouver CMA recorded a lower vacancy rate compared to the previous year. Rental demand picked up for the three-bedroom apartment units, which recorded a greater decline in the vacancy rate than the smaller bachelors and one-bedroom suites. Increased demand for larger rental units can be attributed to a number of factors that include: an older age cohort that have downsized from their larger living unit, such as a single-detached house, but still requiring more living space, renters that are sharing space with other tenants in order to keep their living costs down and small families, which need more space, transitioning from the rental market to possibly homeownership.

Rental rates in the Vancouver CMA continue to be one of the highest in Canada, with two-bedroom

Figure 3

Same-sample Rent Change Greater for Larger Bedroom Types
Vancouver CMA



Source: CMHC

[2] The annual allowable rent increase for conventional residential tenancies is determined by a formula in the Residential Tenancy Regulation. For a conventional residential tenancy rent increase that takes effect in 2015, the allowable increase is 2.5 per cent. Source: BC Government Residential Tenancy Branch

apartment rents at $1,368 on average per month. The fixed sample rent percentage change had rent increases above the allowable threshold of 2.5 per cent for almost all zones in the CMA. Along with the two zones mentioned in downtown Vancouver, South Granville Oak in Vancouver City, Richmond and the Tri-Cities recorded an estimated fixed sample rent increase of more than 5.0 per cent. Overall, not only are landlords charging higher rents upon turnover of units, but the strong rental demand in the CMA may be allowing landlords to increase the rents for existing tenants to the maximum allowable threshold set by the Residential Tenancy Branch.

The demand for rental units by age of structures was slightly greater for the oldest and newest units in the Vancouver CMA. The vacancy rate for buildings constructed before 1960 and after 2005 was 0.7 per cent compared to 0.8 and 0.9 per cent recorded for buildings built between these years. While renters are willing to pay more for newer units because of the modern fixtures and amenities, such as in-suite laundry, the lowest rents are not from the oldest units, but from the units constructed between 1975 and 1989. Renters are willing to pay more for older units perhaps due to the antiquated character or look and possibly the larger size of units compared to more contemporary suites.

Vacancy rates declined despite new rental supply. There were 834 newly created or renovated units added to the rental stock in 2015, the largest increase recorded since 1986[3]. The majority of these units were located in centres outside of Vancouver City, with North Vancouver City and the Tri-Cities areas alone each recording more than 100 new or newly renovated apartment market rentals in October 2015, compared to the rental universe in October 2014 (Figure 4). The increase in purpose-built apartment structures can be attributed to development agreements with local municipalities that support the growth of apartment rentals, and lower land costs in areas further away from Vancouver City, which support the financing of new purpose-built rental buildings.

Figure 4

Majority of New Rental Units Located Outside of Vancouver City
(834 Newly Created or Renovated Rental Units)

Source: CMHC

The vacancy rate in Vancouver City edged up from 0.5 per cent in 2014 to 0.6 per cent. Despite the increase, the rental market remains tight in the City with seven of the ten zones that make up the City having a vacancy rate at or below 1.0 per cent. The demand for larger three-bedroom suites was particularly strong with the vacancy rate at 0.4 per cent. While the vacancy rate rose slightly in West End/Downtown Vancouver City (Zones 1-3), the same sample rent, a measure that compares rents for the same building over last year's and this year's survey, was more than double the allowable rent increase threshold at 5.5 per cent. The West End/Stanley Park and English Bay neighbourhoods recorded the highest fixed-sample rent increase in the CMA at 6.1 and 6.4 per cent, respectively.

Demand for purpose-built row or townhomes remains strong with the vacancy rate holding steady at 1.1 per cent. This strong demand has pushed up the fixed-sample rent per cent change to 5.1 per cent, higher than the change for purpose-built apartment rentals. This rental market segment can command a slight premium on average rents. Townhomes provide those renters, such as young families, more living space as well as a small ground component similar to a single-detached home. This ground component allows renters to have personal enclosed garages and a small yard for gardens and private play space for children, or other outdoor uses.

[3] The purpose-built apartment rental universe increased by 1,681 units between 1985 and 1986. Note, that the data was only published for structures with six units or more.

Supply and Demand Factors: Fundamental Drivers Support Demand

More people lived in rental suites this year as the vacancy rate declined in 2015 even though there was an increase in purpose-built apartment rental units in the CMA. The increased demand for rental accommodations can be attributed to a number of factors that have occurred through the year. In addition to the 15,885 immigrants to British Columbia during the first half of 2015, net interprovincial migration remained strong during the same time period with an estimated 6,665 persons moving into BC. Provinces impacted by lower oil prices have recorded an outflow of people looking to improve their economic and financial situation. Using historical figures, an estimate of 75 per cent of all people coming into the province will settle first in the Southwest-Mainland of British Columbia.

Population-driven demand for rental accommodation was likely driven by people in the 20-34 age and 75+ age cohort in the CMA. Between 2014 and 2015, the population for people age 20-34 grew an estimated 9,441 (1.7 per cent) and for people age 75+ grew an estimated 6,350 (4.0 per cent).[4] The demand for rental accommodations may differ between these two groups. The younger age cohort may rent in order to save money to buy a home in the future, while people in the older age cohort may sell their existing larger home and use the equity from the sale of their home to downsize and rent a smaller unit which requires less maintenance.

Rising employment levels supported rental housing demand as both full-time and part-time jobs continue to climb. The depreciation of the Canadian dollar against the United States currency along with the strengthening of the US economy, has created a number of opportunities for businesses in Greater Vancouver. Employment has increased in areas that support the export of goods, such as manufacturing and transportation and warehousing. The number of tourists visiting Greater Vancouver has increased from both the US as well as domestically. Retail spending in the Vancouver CMA has risen as the number of cross-border shoppers has declined significantly through the first half of 2015.

Continued price gains in the MLS® resale market have kept tenants in the rental market longer. Demand for homeownership has increased in 2015, resulting in growth in sales and prices in both the Greater Vancouver and Fraser Valley Real Estate Board Area. Year-to-date existing home sales by the end of the third quarter of 2015 have already surpassed or come close to surpassing 2014 annual totals in a number of major centres, such as North Vancouver, Richmond and Surrey. Greater buyer demand, along with fewer active listings, have moved prices upward for all housing types. The total Greater Vancouver average price, year-to-date (October) surged 10 per cent compared to the same time last year (Figure 5). This increase may have left some potential buyers in the rental market, despite historically low mortgage rates.

Figure 5

[4] BC Stats P.E.O.P.L.E 2015

Secondary Rental Market: Demand Still Strong for Apartment Condominiums

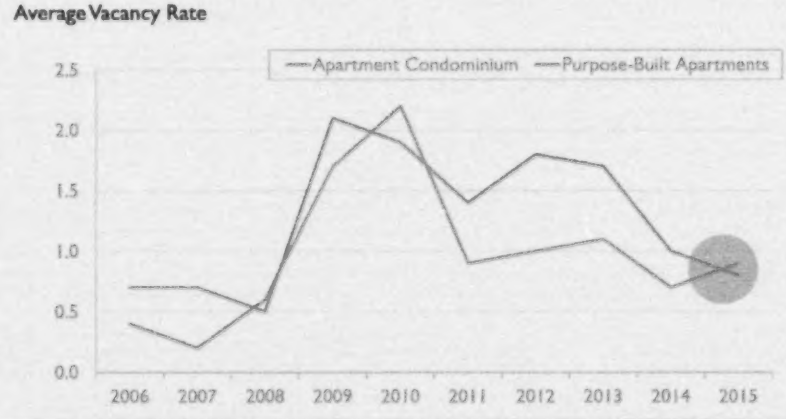
The vacancy rate for apartment condominiums in the Vancouver CMA was not significantly changed from last year's rate, which was low at 0.7 per cent. The vacancy rate did increase in the Burrard Peninsula and the Fraser Valley. Vancouver Westside recorded the largest year-to-year decline in the vacancy rate to 0.5 per cent from 1.5 per cent in October 2014. Demand for rental accommodations has been high in Vancouver Westside due to the location of a number of educational institutions, such as the University of British Columbia. Rents were also lower compared to the Burrard Peninsula which is a consideration for many renters, especially cost-conscious students.

The apartment condominium vacancy rate at 0.9 per cent is higher than the vacancy rate for purpose-built apartment units in the CMA (Figure 6). One of the main reasons was a substantial increase in the universe of condominium rental apartments in 2015, the largest addition since 2009[5]. There were over 4,975 apartment condominium rental units added in 2015 compared to 1,499 last year. With high apartment condominium starts over the past two years, the number of completed apartment condominiums has been on the rise.

Given the increased supply of apartment condominium rental units, average rents recorded no significant difference from the previous year's rents. Rents for apartment condominium units are usually higher on average than purpose-built apartment rental units due to the units being newer, having better in-house amenities and being well-located in the CMA. Owners can attach a premium to the rents due to these better qualities. However, the premium with apartment condominium rents declined from $441 in 2014 to $277 in 2015.[6] The large number of new apartment condominium rental units added to the market may have created more competition among owners. To avoid paying the carrying costs of an empty rental unit, owners have to be competitive and may suppress their asking rent in order to achieve occupancy. Another factor in lower rents may be the size composition of newer apartment condominium units. With rising land and construction costs, developers have been creating higher density developments which have resulted at times to building smaller suites. These smaller suites, which may command a higher rent per square foot, would still imply less rent based on overall size.[7]

Figure 6

Vacancy Rate Higher for Apartment Condominium Rental Units than Purpose-built Rental Units



[5] The increase in the number of apartment condominium rental units between 2009 and 2008 was 5,371.

[6] The difference between total average apartment condominium rents and total average purpose-built apartment rents.

[7] Example, a 550 sqft. one-bedroom unit at $2.00 per sqft would charge $1,100 a month while a larger 650 sqft. one-bedroom unit can charge $1,200 a month due to its larger size, even though the rent per square foot is less at $1.85.

Highlights

- The vacancy rate for the Abbotsford-Mission Census Metropolitan Area (CMA) declined to 0.8 per cent in October 2015 from 3.1 per cent in October 2014.
- Apartment rent increases remained below the rate of inflation and the allowable rent increase.
- Generally strong economic conditions, combined with strong housing markets have kept demand for rentals firm.

Overview: Vacancy Rates Decline, Rents Slightly Higher

The rental market in Abbotsford-Mission Census Metropolitan Area (CMA) tightened over the past year. The apartment vacancy rental rate declined significantly, and now stands at 0.8 per cent in October 2015, compared with 3.1 per cent in the October 2014 survey (see Figure 8). This is the lowest vacancy rate on record since 1990. Improving job prospects and continued in-migration resulted in greater demand for rental housing in the area.

Both main centres that make up the CMA recorded a drop in the vacancy rate with Abbotsford City declining to 0.6 per cent from 2.9 per cent in 2014, while the City of Mission saw a reduction to 3.2 per cent this year, from 4.8 per cent in 2014.

Apartment vacancy rates in the CMA were tighter for newer buildings, likely reflecting the desire for more modern suites that often include condominium-like amenities such as stainless steel appliances and in-suite laundry. This year, the situation is particularly apparent in two-bedroom apartments, where the vacancy rate for buildings constructed 1960 - 1974 rose to 2.3 per cent, while the rate fell to 0.5 per cent for buildings constructed after 1990.

Vacancy rates are also lower for more expensive units. For two-bedroom apartments that averaged $700 per month, the vacancy rate was 1.5 per cent, whereas for the same sized units that rented for over $900 per month, the vacancy rate was 0.7 per cent. Improving economic conditions may have pushed demand at the higher end of the market. In addition, those who are able to afford higher rents could also be waiting for an opportunity to enter homeownership after the active and rising prices in the resale market this past year. Finally, older age cohorts

Figure 7

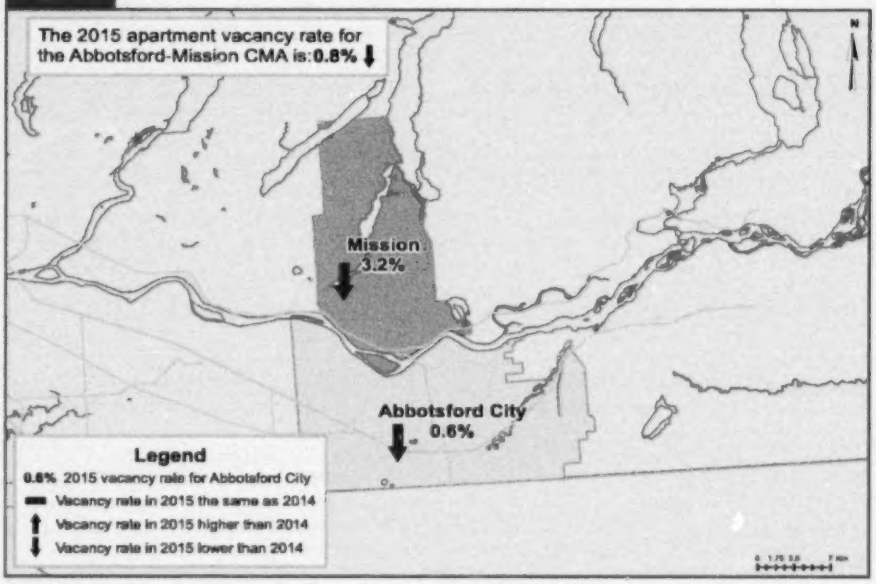

The 2015 apartment vacancy rate for the Abbotsford-Mission CMA is: 0.8%
Mission
3.2%
Abbotsford City
0.6%
Legend
0.6% 2015 vacancy rate for Abbotsford City
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

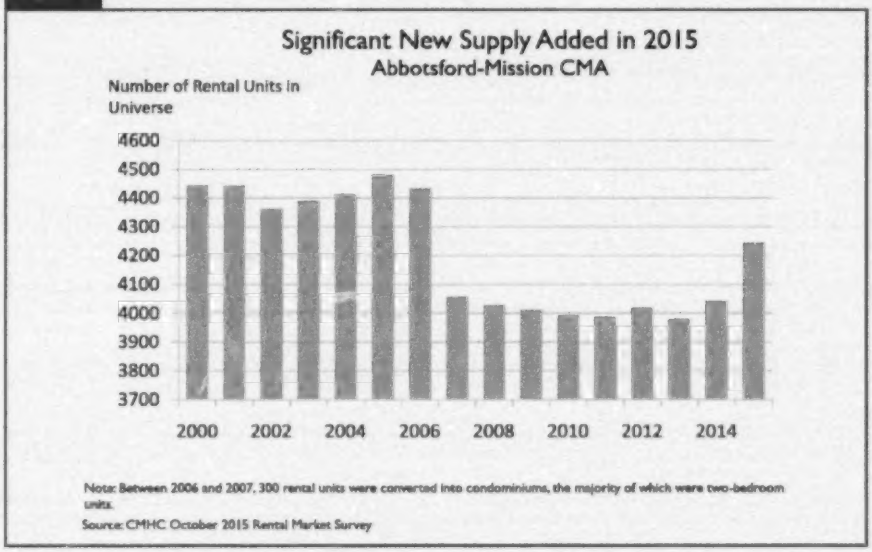
Figure 8

may be renting more, adding to demand after downsizing from larger units, but still desiring more living space.

A second measure of rental demand is the availability rate, which includes units whose existing tenants have given, or received notice to move, and a new tenant has not signed a lease; or the unit is vacant. Similar to the vacancy rate, there was a significant decline in the availability rate over the past year, to 1.3 per cent in October 2015 from 4.6 per cent in October 2014. The decline was recorded across all bedroom types and was particularly acute in the City of Abbotsford, which saw a decline to 1.0 per cent from 4.3 per cent.

Across Canada, British Columbia has the tightest rental markets. Abbotsford-Mission has the third lowest vacancy rate across the country, at 0.8 per cent. That ties Vancouver's rate, and is slightly higher than Victoria and Kelowna, but is well below the average for the country at 3.3 per cent. The Abbotsford area, like much of the suburban area of Vancouver, is also becoming more desirable for its lower housing costs and strategic location. While most residents of Abbotsford City stay in the region to work, there are a number of commuting options, including the relatively new Port Mann Bridge, which helps to reduce commute time to the west side of the Lower Mainland. In addition, the expansion of the Abbotsford airport has allowed more domestic and international flights for travellers.

Figure 9



Rental demand outpaces new supply

The supply of purpose-built rental units rose significantly last year for the first time since 2006 (see Figure 9). The net supply[8] of purpose-built rental apartment units rose by just over 200 units between July 2014 and June 2015[9] to 3,978, while the universe of townhouse rental units was unchanged. New purpose-built rental apartment completions in that period from July 2014 to June 2015 was the highest in any year since 1991. In addition, 31 purpose-built rental units completed in the third quarter of this year, which leaves the CMA on pace for another year of net addition to the rental stock for the 2016 survey. The majority of the increase in the supply of purpose-built rental apartments in the October survey were in Abbotsford, where 174 units were added. In Mission, there was an increase of 31 units.

Despite this increase in new units, the vacancy rate declined, indicating demand for rental accommodation outpaced supply. Favourable conditions, such as lower land costs and growth among people aged 25-44 that support the rental market has encouraged construction of rental accommodations in the area.

Economic fundamentals remain strong for the CMA

In the Abbotsford-Mission CMA, household growth averaged 1.4 per cent annually over the past three years, contributing to rental demand. This is expected to continue over the next five years with growth averaging 1.5 per cent annually[10]. This translated to about 600 new households created in Abbotsford, and an additional 290 in Mission each year over the past three years. Household growth tends

[8] The net increase in the supply of rental units refers to the addition of newly completed units and renovated units to the market less existing units removed from the market for renovation, repair, or repurposing.

[9] The July to June time period is significant, as it represents the twelve month period leading to the cut-off date for new rental units to be included in this year's Rental Market Survey.

[10] Source: BC Stats population estimates, P.E.O.P.L.E. 2015.

to be driven by migration more than natural change. This is particularly positive for the rental market, as many recent arrivals to the region tend to rent before purchasing a home. Net migration has come from a variety of age groups. The region is popular with empty nesters, given the region's overall lower housing prices combined with retail and service amenities.

For the working-age cohorts, robust job growth is one factor that has kept migration strong thereby supporting renter demand. Manufacturing, which is a major industry in the Abbotsford-Mission CMA, has been bolstered by the Canadian dollar, which has depreciated 21 per cent against the US dollar since January 2014. Other industries related to manufacturing in the goods sector, such as construction and agriculture, have also benefited. Abbotsford City's location near the Canada/US border has caused an uptick in sectors such as transportation and warehousing and tourism-related industries, such as accommodation and food services. The region will continue to benefit as the Canadian dollar is expected to remain low while the US economy continues to strengthen over the next few years.

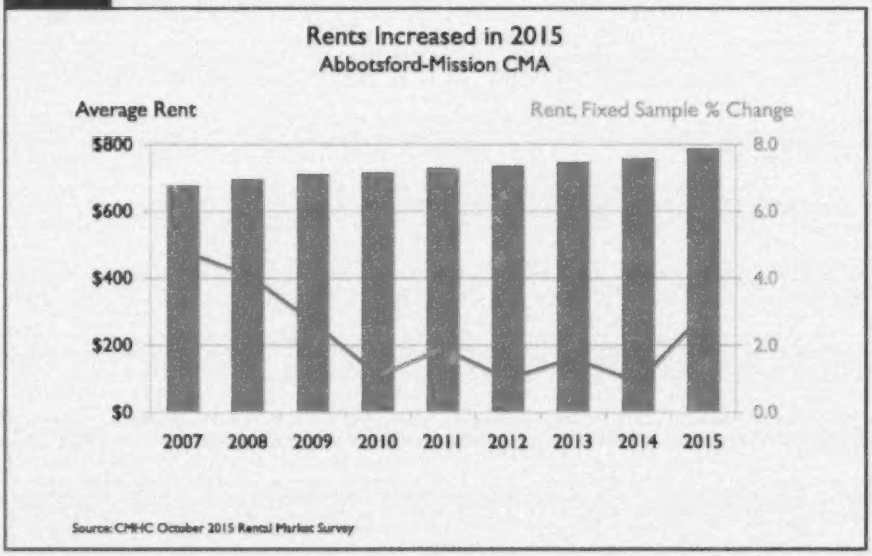
Most recent trends have been fairly positive for the region's labour markets. In October 2015, total employment has risen 3,600 over the past twelve months, with the majority of that, 2,800, in full-time employment, and the balance in part-time jobs. The strength in the labour markets has caused people to look for jobs again, pushing the total labour force up 4,100 over the past year. Accordingly, there has been a rise in the participation rate of 1.9 percentage points to 66.9, and a 0.5 percentage point increase in the unemployment rate to 6.3 per cent. For the rental market, trends in the 15-24 year old age group can often relate more directly and for this youth cohort, there has been an increase of 1,100 new jobs created since the beginning of this year. This has translated into a decline in the unemployment rate of about 1.7 percentage points from a year ago to 10.9 per cent in October.

More broadly, there is likely to be steady demand for rental accommodation from the youth cohort, as The University of the Fraser Valley continues to bring in young people in surrounding areas to its campus[11]. Given this age group's propensity to rent, markets are likely to remain tight.

Rents have risen more quickly

The increase in the rental supply has been offset by more robust demand in the purpose-built market. Fixed-sample rent changes for purpose-built rental apartments, which measures rent growth on those structures that were common to the survey sample in both years, showed a 2.9 per cent increase in the Abbotsford-Mission CMA, more than triple the pace of last year's 0.9 per cent (see Figure 10). However, this lags behind the growth of rents in the Vancouver CMA, which were up 3.9 per cent. The same-sample rent increase is also larger than the allowable rent increase under the Residential Tenancy Act of 2.5 per cent in 2015, which in turn was marginally higher than the 2.2 per cent in 2014.

Figure 10

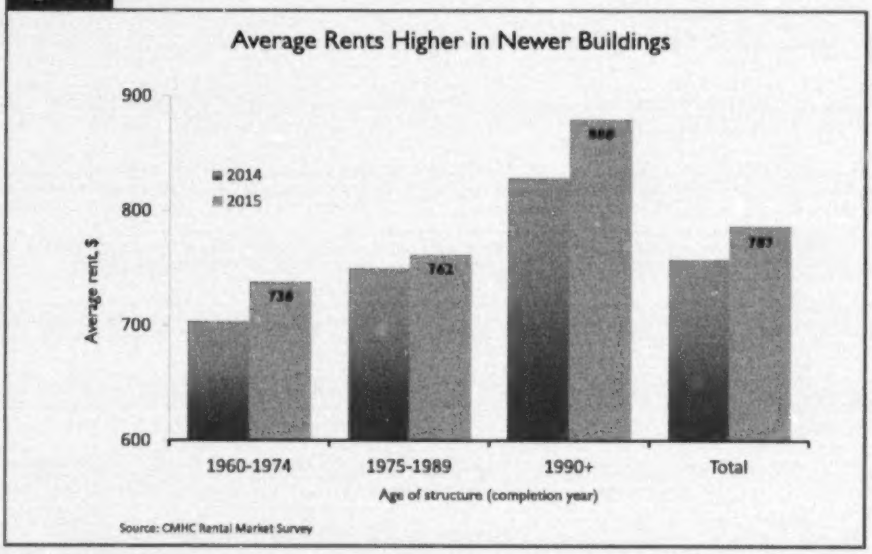


[11] The City of Abbotsford has created a long-term vision document that looks at investment, such as residential and commercial developments, around the University of the Fraser Valley.

The average rent for new and existing purpose-built units of all types in the Abbotsford-Mission CMA was $787 per month. The monthly rent ranged from $589 for a bachelor unit to $972 for a unit with three or more bedrooms. The most popular suites, one- and two-bedroom apartments, were renting for $712 per month and $864 per month respectively.

Reflecting the desire for newer units, apartments built since 1990 command an average $880 per month, a $150 premium above those build in the 1960s, with average rents of $738 per month. This trend is also common in other major centres in the province, as newer buildings tend to have features common to those seen in apartment condominiums (see Figure 11).

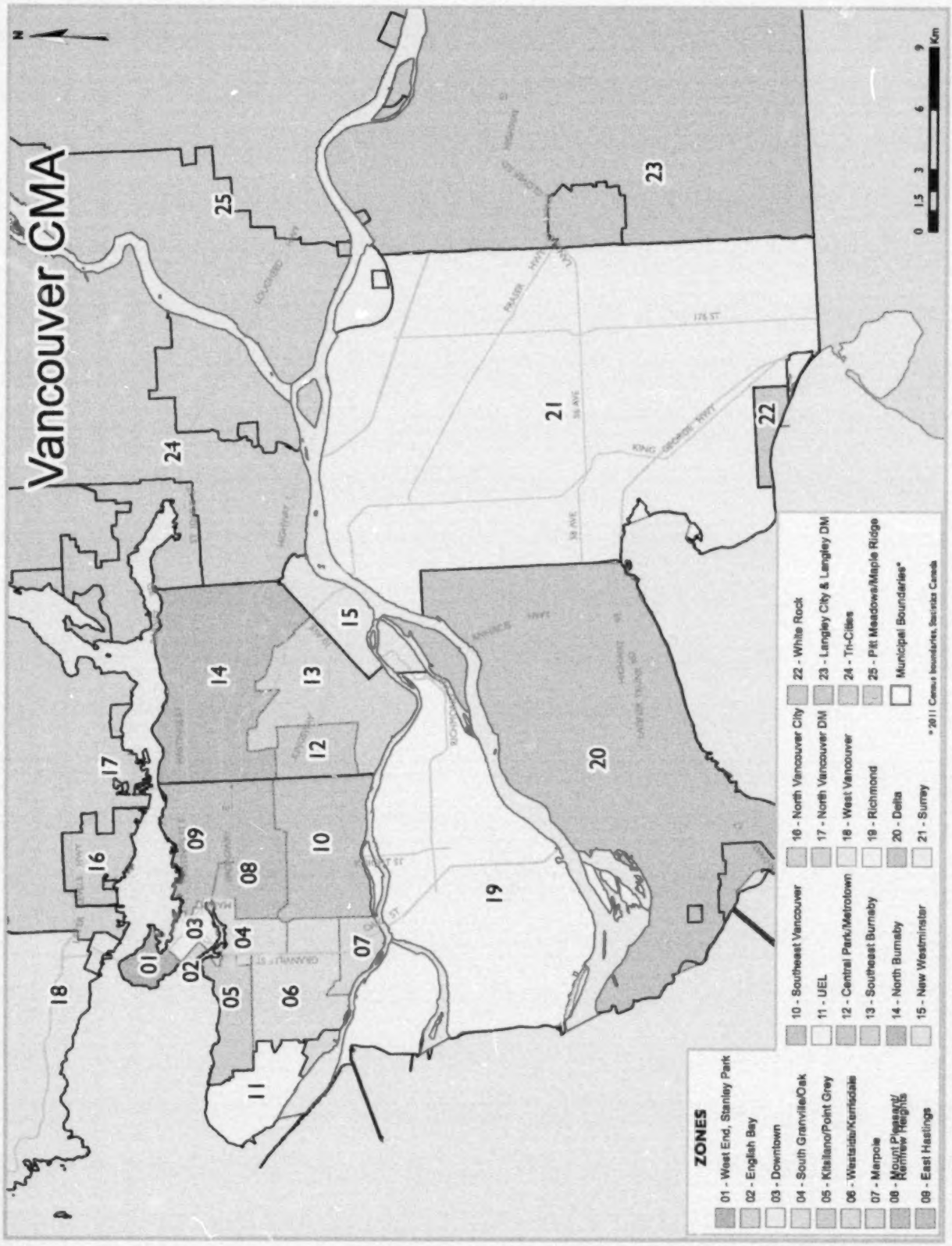
Figure 11

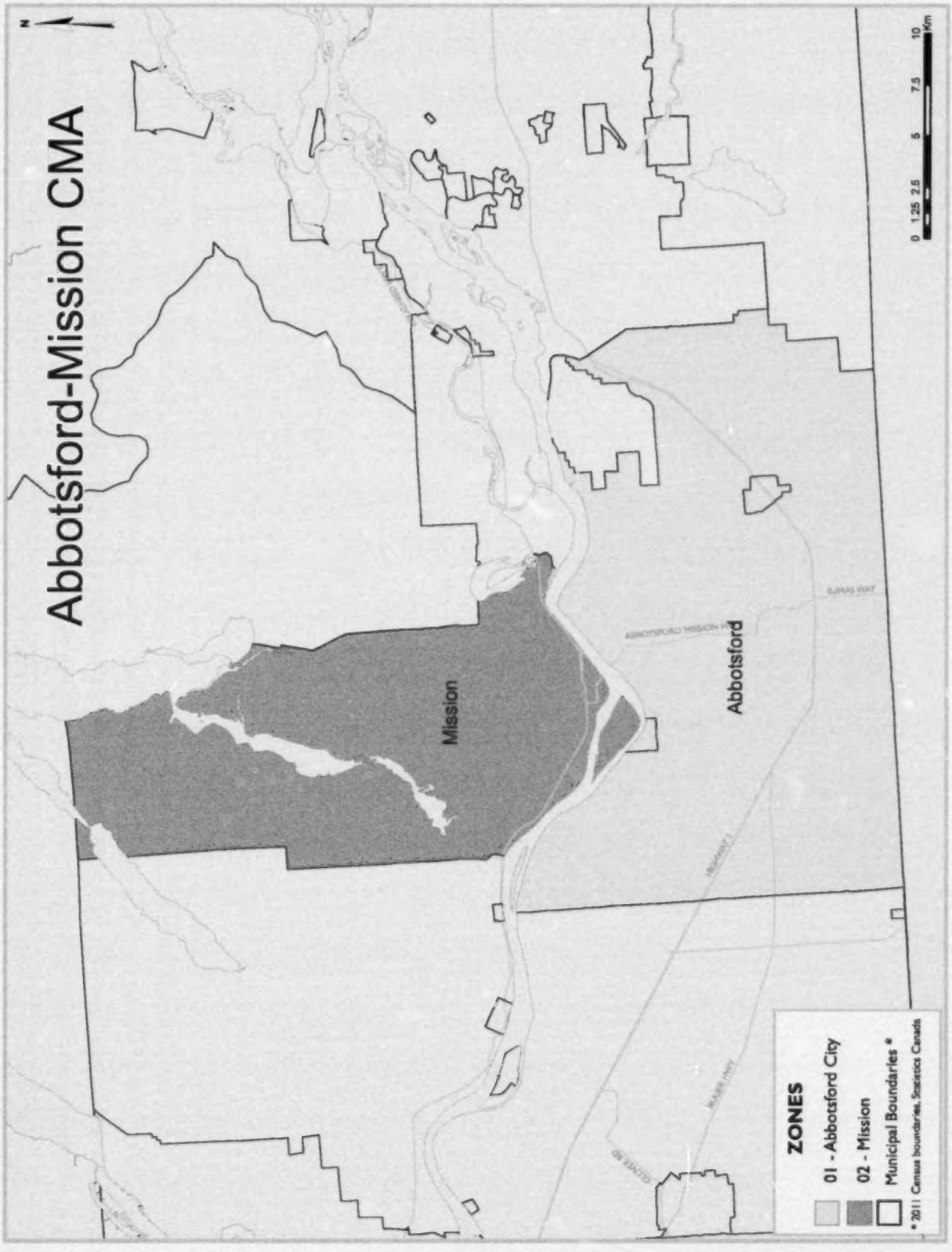


Secondary rentals providing some alternatives

CMHC's Secondary Rental Market Survey also collects information on households in rented single-detached houses, semi-detached (side-by side) houses, row/townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. The number of renter households in the secondary rental market totalled 8,549 in 2015, up from 8,416 in 2014. Single-detached dwellings represented almost half of the secondary rental units this year while accessory suites held close to one-third of the total share. CMHC does not survey Abbotsford-Mission's condominium vacancy.

For all secondary rental units, the overall rent in averaged $1,058 per month in 2015, up from $1,035 per month in 2014. The highest average rent was recorded for single-detached units, at $1,265 per month. On the other hand, accessory suites reported the lowest average rent at $705 per month.


Vancouver CMA
N
0 1.5 3 6 9 Km
ZONES
01 - West End, Stanley Park
02 - English Bay
03 - Downtown
04 - South Granville/Oak
05 - Kitsilano/Point Grey
06 - Westside/Kerrisdale
07 - Marpole
08 - Mount Pleasant/ Renfrew Heights
09 - East Hastings
10 - Southeast Vancouver
11 - UEL
12 - Central Park/Metrotown
13 - Southeast Burnaby
14 - North Burnaby
15 - New Westminster
16 - North Vancouver City
17 - North Vancouver DM
18 - West Vancouver
19 - Richmond
20 - Delta
21 - Surrey
22 - White Rock
23 - Langley City & Langley DM
24 - Tri-Cities
25 - Pitt Meadows/Maple Ridge
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada


Abbotsford-Mission CMA
N
0 1.25 2.5 5 7.5 10 Km
Mission
Abbotsford
ZONES
01 - Abbotsford City
02 - Mission
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - VANCOUVER CMA	
Zone 1	**West End, Stanley Park** is the area between Stanley Park and Denman Street and extends to Coal Harbour to the north and English Bay to the south.
Zone 2	**English Bay** runs along Sunset Beach and English Bay to the south, connects to Davie Street to the North and Burrard Street to the East.
Zone 3	**Downtown** is the remainder of the West End not covered in Zone 1 and 2. Does not include the Downtown Eastside.
Zones 1-3	**West End/Downtown**
Zone 4	**South Granville/Oak** is west of Mount Pleasant and extends south to 33rd Avenue and west to Granville Street. Also includes the Fairview area and contains a section between Broadway to the north and 16th Avenue to the south, Burrard Street to the west and Granville Street to the east.
Zone 5	**Kitsilano/Point Grey** is the area west of South Granville/Oak that extends along 16th Avenue to the University Endowment Land.
Zone 6	**Westside/Kerrisdale** is the area south of Kitsilano/Point Grey and South Granville/Oak, and includes the areas: Kerrisdale, Mackenzie Heights, Dunbar, Shaugnessy and Oakridge.
Zone 7	**Marpole** is an area in South Vancouver that borders south of 57th Avenue between Cambie Street to the east and MacDonald Street to the west, and extends south down to the Fraser River.
Zone 8	**Mount Pleasant/Renfrew Heights** is the area that extends from the Mount Pleasant area to the west to Renfrew Heights to the east, and includes the neighbourhoods of Fraser and Knight. The area boundary to the north is Great Northern Way and Broadway, and roughly 33rd Avenue to the South.
Zone 9	**East Hastings** is the northeast area of Vancouver City, and includes the Downtown Eastside.
Zone 10	**Southeast Vancouver** includes the areas: Killarney, Fraserview, Collingwood and Champlain Heights.
Zones 1-10	**Vancouver City**
Zone 11	**University Endowment Lands** includes both the municipality and University of British Columbia. Note: the Rental Survey does not include student housing.
Zone 12	**Central Park/Metrotown** is the area between Boundary Road to the west and Royal Oak Avenue to the east, Moscrop Street and Gilpin Street to the north and Marine Drive to the south.
Zone 13	**Southeast Burnaby** extends to the border of New Westminster and includes the areas: Edmonds, Middlegate, Buckingham Heights, Deer Lake and Burnaby Lake.
Zone 14	**North Burnaby** is the northern half of Burnaby and includes the areas: Willingdon Heights, Brentwood Park, Capitol Hill, Sperling, Simon Fraser and Lougheed.
Zones 12-14	**Burnaby City**
Zone 15	**New Westminster** is the city boundaries.
Zone 16	**North Vancouver City** is the city boundaries.
Zone 17	**North Vancouver DM** is the district boundaries.
Zone 18	**West Vancouver** is the district boundaries.
Zone 19	**Richmond** is the city boundaries.
Zone 20	**Delta** is the corporation boundaries.
Zone 21	**Surrey** is the city boundaries.
Zone 22	**White Rock** is the city boundaries.
Zone 23	**Langley City and Langley DM** includes both the city and township boundaries.
Zone 24	**Tri-Cities** consists of Coquitlam, Port Coquitlam and Port Moody.
Zone 25	**Pitt Meadows/Maple Ridge** is the district boundaries for both municipalities.
Zones 1-25	**Vancouver CMA**

RMS ZONE DESCRIPTIONS - ABBOTSFORD CMA	
Zone 1	**Abbotsford City** - Includes census tracts 0001.00, 0002.00, 0003.00, 0004.00, 0005.01, 0005.02, 0006.00, 0007.01, 0007.02, 0008.01, 0008.03, 0008.04, 0009.01, 0009.02, 0010.00, 0011.00, 0012.01, 0012.02, 0013.00, 0014.00, 0100.00, 0101.00, 0102.00, 0103.00, 0104.00, 0105.00, 0106.03, 0106.04, 0106.05 and 0106.06.
Zone 2	**Mission** - Includes census tracts 0200.00, 0201.01, 0201.02, 0202.00, 0203.00, 0204.00, 0205.00, 0206.00 and 0207.00.
Zones 1-2	**Abbotsford CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - VANCOUVER CMA	
Sub Area 1	**North Shore** includes RMS Zone 16 (North Vancouver City), Zone 17 (North Vancouver DM), and Zone 18 (West Vancouver).
Sub Area 2	**Burrard Pennisula** includes RMS Zone 1 (West End, Stanley Park), Zone 2 (English Bay), and Zone 3 (Downtown).
Sub Area 3	**Vancouver Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), and Zone 11 (University Endowment Lands).
Sub Area 4	**Vancouver Eastside** includes RMS Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings) and Zone 10 (Southeast Vancouver)
Sub Areas 3-4	**Vancouver East/Westside** includes RMS Zone 4 (South Granville/Oak), Zone 5 (Kitsilano/Point Grey), Zone 6 (Westside/Kerrisdale), Zone 7 (Marpole), Zone 8 (Mount Pleasant/Renfrew Heights), Zone 9 (East Hastings), Zone 10 (Southeast Vancouver), and Zone 11 (University Endowment Lands).
Sub Areas 2-3-4	**City of Vancouver**
Sub Area 5	**Suburban Vancouver** includes RMS Zone 12 (Central Park/Metrotown), Zone 13 (Southeast Burnaby), Zone 14 (North Burnaby), Zone 15 (New Westminster), Zone 19 (Richmond), and Zone 24 (Tri-Cities).
Sub Area 6	**Fraser Valley** includes RMS Zone 20 (Delta), Zone 21 (Surrey), Zone 22 (White Rock), Zone 23 (Langley City and Langley D.M.), and Zone 25 (Pitt Meadows/Maple Ridge).
Sub Areas 1-6	**Vancouver CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	0.1	0.6	0.5	0.6	0.6	0.4	2.4	0.0	0.5	0.5
English Bay	0.2	0.0	0.2	0.4	0.3	0.3	0.0	3.8	0.2	0.3
Downtown	0.6	0.5	0.3	0.7	0.2	0.2	0.0	0.0	0.3	0.6
West End/Downtown (Zones 1-3)	0.4	0.4	0.3	0.6	0.3	0.3	1.0	1.0	0.3	0.5
South Granville/Oak	0.9	0.4	0.6	0.5	0.5	1.1	0.0	0.0	0.6	0.6
Kitsilano/Point Grey	0.4	0.7	0.3	0.5	0.3	0.8	**	0.0	0.3	0.6
Westside/Kerrisdale	0.0	0.6	1.4	2.0	0.4	1.1	1.3	0.0	1.0	1.6
Marpole	1.2	0.8	0.5	1.0	1.0	1.1	0.0	0.0	0.7	1.0
Mount Pleasant/Renfrew Heights	0.1	0.3	0.6	0.4	0.4	0.3	0.0	0.0	0.5	0.4
East Hastings	1.5	0.6	0.7	0.6	0.2	0.3	0.0	0.0	0.8	0.6
Southeast Vancouver	1.0	2.0	1.7	1.1	0.4	0.5	0.0	1.8	1.2	1.0
City of Vancouver (Zones 1-10)	0.6	0.5	0.5	0.7	0.4	0.7	0.9	0.4	0.5	0.6
University Endowment Lands	**	**	0.1	0.0	0.4	0.0	**	1.5	0.2	0.1
Central Park/Metrotown	0.7	0.9	0.8	1.3	1.1	1.2	0.0	1.6	0.9	1.3
Southeast Burnaby	1.6	1.9	2.5	1.0	1.1	1.6	2.8	1.4	2.1	1.2
North Burnaby	0.4	0.0	1.6	0.9	1.3	1.0	2.1	3.1	1.4	1.0
Burnaby (Zones 12-14)	0.7	0.7	1.3	1.1	1.2	1.3	2.0	2.3	1.3	1.2
New Westminster	1.8	1.4	1.4	0.8	1.4	0.8	0.0	0.0	1.4	0.9
North Vancouver City	0.2	0.0	0.6	0.4	0.4	0.5	0.0	0.0	0.5	0.4
North Vancouver DM	0.0	0.0	0.3	0.9	0.6	0.6	0.0	0.0	0.3	0.5
West Vancouver	2.8	1.2	0.4	0.4	0.7	0.5	**	**	0.7	0.5
Richmond	0.0	0.4	3.2	1.4	0.4	0.5	0.0	0.7	1.6	0.9
Delta	4.2	1.6	5.1	0.6	2.0	0.5	**	0.0	3.6	0.6
Surrey	0.8	3.9	2.3	1.6	2.4	2.0	5.1	1.9	2.5	1.9
White Rock	4.1	3.0	1.4	0.8	1.2	0.3	**	0.0	1.5	0.8
Langley City and Langley DM	5.9	1.2	2.5	1.9	2.5	1.1	0.0	0.0	2.6	1.5
Tri-Cities	1.2	0.6	1.3	0.8	2.1	1.3	2.1	5.6	1.6	1.2
Maple Ridge/Pitt Meadows	0.0	**	2.4	1.6	3.3	1.6	3.9	2.0	2.8	1.6
Vancouver CMA	**0.8**	**0.6**	**0.9**	**0.8**	**1.1**	**0.9**	**1.7**	**1.4**	**1.0**	**0.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	951	1,028	1,201	1,274	1,956	1,975	3,035	3,156	1,261	1,336
English Bay	972	1,021	1,222	1,308	1,812	1,908	2,484	2,854	1,253	1,341
Downtown	1,039	1,084	1,268	1,331	1,829	1,968	2,485	2,656	1,285	1,361
West End/Downtown (Zones 1-3)	1,007	1,059	1,239	1,313	1,849	1,951	2,721	2,904	1,270	1,350
South Granville/Oak	916	977	1,156	1,200	1,642	1,698	2,076	2,166	1,220	1,264
Kitsilano/Point Grey	935	988	1,182	1,194	1,680	1,732	2,564	2,978	1,257	1,285
Westside/Kerrisdale	851	936	1,137	1,170	1,631	1,824	2,312	2,470	1,290	1,390
Marpole	748	776	867	889	1,150	1,157	1,289	1,269	909	928
Mount Pleasant/Renfrew Heights	889	902	987	1,037	1,329	1,367	1,613	1,619	1,034	1,076
East Hastings	870	846	923	971	1,215	1,268	1,264	1,319	957	1,002
Southeast Vancouver	877	943	988	1,009	1,318	1,327	1,207	1,235	1,084	1,118
City of Vancouver (Zones 1-10)	942	982	1,124	1,175	1,571	1,643	1,977	2,070	1,176	1,233
University Endowment Lands	1,222	1,307	1,452	1,513	1,917	1,986	2,212	2,510	1,633	1,712
Central Park/Metrotown	841	858	937	963	1,221	1,272	1,535	1,638	1,013	1,045
Southeast Burnaby	684	733	834	844	1,018	1,037	1,101	1,270	889	905
North Burnaby	761	780	988	1,013	1,234	1,258	1,463	1,427	1,064	1,082
Burnaby (Zones 12-14)	781	806	935	957	1,188	1,222	1,366	1,431	1,007	1,031
New Westminster	709	716	836	858	1,157	1,159	1,411	1,478	921	933
North Vancouver City	876	921	1,024	1,084	1,279	1,367	1,586	1,567	1,093	1,158
North Vancouver DM	927	959	1,076	1,145	1,432	1,451	1,511	1,542	1,209	1,257
West Vancouver	984	1,114	1,371	1,401	2,031	2,171	3,787	3,485	1,610	1,673
Richmond	808	843	994	1,025	1,198	1,296	1,327	1,596	1,083	1,152
Delta	662	679	811	811	1,030	1,051	1,173	1,194	907	920
Surrey	713	671	760	773	926	954	1,074	1,098	856	874
White Rock	735	760	839	865	1,054	1,087	**	1,592	890	918
Langley City and Langley DM	640	685	771	806	942	997	1,114	1,137	845	895
Tri-Cities	712	712	823	862	1,027	1,086	1,184	1,212	908	951
Maple Ridge/Pitt Meadows	641	620	708	740	886	940	1,072	1,070	787	827
Vancouver CMA	**902**	**937**	**1,038**	**1,079**	**1,311**	**1,368**	**1,542**	**1,615**	**1,099**	**1,144**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	717	725	2,620	2,627	479	483	40	41	3,856	3,876
English Bay	899	886	5,181	5,187	687	690	27	26	6,794	6,789
Downtown	2,172	2,161	6,741	6,934	1,142	1,221	30	34	10,085	10,350
West End/Downtown (Zones 1-3)	3,788	3,772	14,542	14,748	2,308	2,394	97	101	20,735	21,015
South Granville/Oak	1,319	1,330	4,881	4,918	1,447	1,453	57	49	7,704	7,750
Kitsilano/Point Grey	866	853	4,948	4,958	1,298	1,313	46	46	7,158	7,170
Westside/Kerrisdale	203	204	1,710	1,710	921	930	97	96	2,931	2,940
Marpole	360	364	2,859	2,900	717	718	22	21	3,958	4,003
Mount Pleasant/Renfrew Heights	957	951	4,312	4,316	926	944	82	85	6,277	6,296
East Hastings	858	889	3,303	3,267	759	743	69	70	4,989	4,969
Southeast Vancouver	231	234	1,176	1,123	629	630	60	60	2,096	2,047
City of Vancouver (Zones 1-10)	8,582	8,597	37,731	37,940	9,005	9,125	530	528	55,848	56,190
University Endowment Lands	71	81	675	665	475	466	58	65	1,279	1,277
Central Park/Metrotown	359	360	4,155	4,145	1,586	1,595	58	55	6,158	6,155
Southeast Burnaby	144	145	1,361	1,358	673	714	144	142	2,322	2,359
North Burnaby	287	290	2,283	2,299	1,114	1,092	193	189	3,877	3,870
Burnaby (Zones 12-14)	790	795	7,799	7,802	3,373	3,401	395	386	12,357	12,384
New Westminster	765	769	5,029	5,072	2,034	2,047	131	130	7,959	8,018
North Vancouver City	499	487	3,560	3,662	1,772	1,832	33	33	5,864	6,014
North Vancouver DM	180	180	358	341	315	312	115	115	968	948
West Vancouver	232	233	1,315	1,314	687	688	94	94	2,328	2,329
Richmond	243	238	1,231	1,254	1,189	1,165	149	149	2,812	2,806
Delta	71	74	860	858	757	756	36	36	1,724	1,724
Surrey	129	132	2,547	2,597	2,453	2,470	364	385	5,493	5,584
White Rock	78	78	935	927	373	365	9	8	1,395	1,378
Langley City and Langley DM	85	88	1,021	1,043	933	970	52	49	2,091	2,150
Tri-Cities	190	192	2,501	2,572	1,706	1,717	165	187	4,562	4,668
Maple Ridge/Pitt Meadows	14	14	806	854	556	558	55	49	1,431	1,475
Vancouver CMA	**11,929**	**11,958**	**66,368**	**66,901**	**25,628**	**25,872**	**2,186**	**2,214**	**106,111**	**106,945**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	0.6	0.6	1.0	1.0	1.3	0.4	2.4	4.8	0.9	0.9
English Bay	0.8	0.4	0.7	0.7	0.9	0.6	0.0	3.8	0.7	0.6
Downtown	1.6	0.9	1.0	1.3	1.4	0.4	0.0	0.0	1.2	1.1
West End/Downtown (Zones 1-3)	**1.2**	**0.7**	**0.9**	**1.0**	**1.2**	**0.5**	**1.0**	**2.9**	**1.0**	**0.9**
South Granville/Oak	1.3	0.7	1.2	0.8	0.9	1.2	0.0	0.0	1.1	0.9
Kitsilano/Point Grey	1.5	1.0	0.7	0.9	0.3	1.6	**	0.0	0.8	1.1
Westside/Kerrisdale	0.0	0.6	1.7	2.6	0.9	1.7	1.3	0.0	1.4	2.1
Marpole	2.2	2.0	1.4	1.3	2.9	1.4	0.0	0.0	1.7	1.4
Mount Pleasant/Renfrew Heights	0.3	0.7	0.9	0.7	1.1	0.6	0.0	0.0	0.8	0.7
East Hastings	1.8	1.2	1.1	0.8	0.3	0.7	0.0	**	1.1	0.9
Southeast Vancouver	1.0	2.0	2.4	1.2	0.5	0.7	0.0	1.8	1.6	1.1
City of Vancouver (Zones 1-10)	**1.2**	**0.9**	**1.0**	**1.0**	**1.0**	**1.0**	**0.9**	**1.1**	**1.1**	**1.0**
University Endowment Lands	**	**	0.7	0.3	0.7	0.2	**	1.5	0.6	0.3
Central Park/Metrotown	1.5	1.8	1.6	1.6	1.4	1.8	0.0	1.6	1.5	1.7
Southeast Burnaby	1.6	1.9	2.9	1.1	1.3	1.6	2.8	2.9	2.3	1.4
North Burnaby	0.4	0.8	1.8	1.4	1.9	1.7	2.1	4.7	1.8	1.6
Burnaby (Zones 12-14)	**1.1**	**1.4**	**1.9**	**1.5**	**1.5**	**1.7**	**2.0**	**3.6**	**1.7**	**1.6**
New Westminster	**2.2**	**1.6**	**1.9**	**1.2**	**1.6**	**1.1**	**0.7**	**0.8**	**1.8**	**1.2**
North Vancouver City	1.7	0.6	1.0	0.9	0.6	1.4	0.0	0.0	0.9	1.0
North Vancouver DM	0.0	0.0	0.6	1.5	1.6	1.3	0.0	0.0	0.7	1.0
West Vancouver	4.2	1.2	1.0	1.0	1.6	0.5	3.1	**	1.5	0.9
Richmond	0.4	0.8	3.5	1.5	1.1	0.9	0.7	0.7	2.0	1.2
Delta	7.0	1.6	6.6	0.7	3.7	1.3	**	0.0	5.2	1.0
Surrey	**3.2**	**3.9**	**3.2**	**1.7**	**3.1**	**2.1**	**5.7**	**1.9**	**3.3**	**2.0**
White Rock	5.5	4.4	2.0	1.8	1.2	0.3	**	0.0	2.0	1.5
Langley City and Langley DM	8.3	1.2	3.9	2.5	4.1	1.1	0.0	0.0	4.1	1.7
Tri-Cities	1.8	0.6	2.8	1.1	3.9	2.1	2.1	6.2	3.2	1.7
Maple Ridge/Pitt Meadows	0.0	**	2.8	1.7	3.5	2.0	3.9	2.0	3.1	1.8
Vancouver CMA	**1.4**	**1.0**	**1.5**	**1.2**	**1.8**	**1.3**	**2.0**	**1.9**	**1.6**	**1.2**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
West End/Stanley Park	1.5 c	7.3 b	1.8 c	5.6 b	2.4 c	3.7 c	**	**	1.8 c	6.1 b
English Bay	2.1 c	5.1 b	4.0 c	6.2 b	5.8 c	6.8 b	-0.1 c	6.7 b	3.9 c	6.4 b
Downtown	4.2 c	4.6 b	3.7 c	4.0 b	2.8 c	4.6 b	**	**	3.5 c	4.6 b
West End/Downtown (Zones 1-3)	3.1 c	5.3 b	3.4 c	5.0 b	3.7 c	5.2 b	**	5.7 b	3.3 c	5.5 b
South Granville/Oak	1.6 c	5.6 b	1.1 c	5.5 b	++	**	++	4.1 b	1.2 c	5.0 b
Kitsilano/Point Grey	1.2 d	4.7 b	2.8 c	3.0 b	2.9 c	6.2 b	++	++	2.4 c	3.9 b
Westside/Kerrisdale	++	5.0 b	3.3 c	++	-1.0 c	6.5 b	++	++	1.4 c	2.5 b
Marpole	++	4.2 b	1.8 c	3.5 b	2.7 c	2.5 b	++	**	1.7 c	3.2 b
Mount Pleasant/Renfrew Heights	1.2 d	3.1 b	4.1 c	4.1 b	**	5.4 b	**	++	3.9 c	3.3 b
East Hastings	2.8 c	**	3.3 c	3.1 b	3.3 c	**	**	++	3.9 c	2.3 b
Southeast Vancouver	1.5 c	2.7 b	1.3 c	2.0 b	2.2 c	1.0 b	-4.3 c	3.7 b	1.6 c	2.2 b
City of Vancouver (Zones 1-10)	2.0 c	4.5 b	2.9 c	4.1 b	2.5 c	4.9 b	++	4.2 b	2.7 c	4.3 b
University Endowment Lands	**	7.4 b	++	3.5 b	1.3 c	4.4 b	++	4.9 b	1.0 c	4.7 b
Central Park/Metrotown	1.7 c	1.8 c	1.9 c	3.1 b	3.1 c	3.4 b	**	++	2.4 c	3.4 b
Southeast Burnaby	3.0 c	4.6 b	2.1 c	1.5 c	0.9 c	1.8 c	-7.1 c	++	1.0 c	1.9 c
North Burnaby	3.5 c	1.2 c	5.7 c	3.1 b	2.4 c	2.6 b	3.8 c	++	5.5 c	1.7 c
Burnaby (Zones 12-14)	2.6 c	2.3 c	3.1 c	2.8 c	2.4 c	2.9 b	**	**	3.1 c	2.6 b
New Westminster	3.3 c	++	2.8 c	2.5 c	5.2 c	2.6 b	1.8 c	2.8 c	3.6 c	2.5 c
North Vancouver City	2.6 c	5.7 b	1.5 c	4.8 b	**	3.8 b	++	**	1.7 c	3.9 b
North Vancouver DM	2.0 c	4.2 b	2.1 c	3.6 b	2.5 c	3.2 b	2.2 c	**	2.5 c	3.2 b
West Vancouver	**	11.3 b	8.3 b	**	5.4 b	5.5 b	**	-7.3 c	7.2 b	4.4 b
Richmond	1.1 c	2.0 c	2.0 c	3.7 b	2.1 c	6.0 b	-3.8 c	10.1 b	1.6 c	5.7 b
Delta	2.0 c	++	2.4 c	++	1.7 c	1.2 c	**	**	1.9 c	0.8 c
Surrey	**	++	1.0 c	2.8 c	1.1 c	4.6 b	-0.7 c	5.5 b	0.8 c	3.1 b
White Rock	++	**	1.1 c	3.8 b	1.8 c	3.0 b	**	**	++	3.5 b
Langley City and Langley DM	0.3 c	6.7 b	++	4.8 b	++	3.7 b	0.8 c	3.5 b	++	4.1 b
Tri-Cities	1.6 c	++	1.6 c	5.6 b	1.2 c	8.5 b	-1.1 c	**	1.4 c	5.9 b
Maple Ridge/Pitt Meadows	0.2 c	-3.6 c	0.8 c	4.2 b	1.3 c	3.6 b	++	2.4 c	0.6 c	4.5 b
Vancouver CMA	**2.3 c**	**3.8 b**	**2.6 c**	**3.8 b**	**2.5 c**	**4.4 b**	**2.7 c**	**4.0 b**	**2.5 c**	**3.9 b**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
City of Vancouver (Zones 1-10)										
Pre 1960	0.6	0.7	0.8	0.5	0.7	0.8	**	**	0.7	0.6
1960 - 1974	0.4	0.3	0.4	0.6	0.4	0.9	1.3	0.6	0.4	0.6
1975 - 1989	2.3	1.0	0.5	0.7	0.2	0.6	0.0	0.0	0.6	0.7
1990 - 2004	0.3	0.7	0.4	1.1	0.2	0.2	0.0	0.0	0.3	0.8
2005+	1.2	1.0	0.5	0.9	0.4	0.0	**	**	0.7	0.8
Total	0.6	0.5	0.5	0.7	0.4	0.7	0.9	0.4	0.5	0.6
Burnaby (Zones 12-14)										
Pre 1960	**	0.0	1.9	1.0	2.2	2.2	2.4	4.7	2.0	1.6
1960 - 1974	0.8	0.8	1.2	1.2	1.1	1.2	1.9	1.6	1.2	1.2
1975 - 1989	0.0	0.8	1.8	0.8	0.8	1.1	**	0.0	1.3	0.9
1990 - 2004	**	**	0.0	**	1.8	**	-	-	1.0	**
2005+	**	**	**	**	**	**	-	-	**	**
Total	0.7	0.7	1.3	1.1	1.2	1.3	2.0	2.3	1.3	1.2
New Westminster										
Pre 1960	2.2	**	2.0	0.9	2.1	**	**	**	2.0	1.7
1960 - 1974	2.1	1.4	1.4	0.9	1.2	0.6	0.0	0.0	1.4	0.8
1975 - 1989	**	1.0	1.3	0.2	1.8	0.3	-	-	1.3	0.3
1990 - 2004	**	**	0.0	3.5	3.7	**	**	**	1.7	1.8
2005+	**	**	**	**	1.5	**	**	**	1.5	**
Total	1.8	1.4	1.4	0.8	1.4	0.8	0.0	0.0	1.4	0.9
Surrey										
Pre 1960	**	**	0.0	7.6	3.9	0.0	**	**	2.3	1.1
1960 - 1974	**	6.6	2.4	1.3	2.1	1.9	6.4	1.7	2.6	1.7
1975 - 1989	0.0	1.6	1.7	1.2	3.6	3.1	0.0	**	2.4	2.0
1990 - 2004	-	-	4.9	**	1.5	0.9	3.7	**	2.3	1.4
2005+	-	-	**	**	**	**	-	-	**	**
Total	0.8	3.9	2.3	1.6	2.4	2.0	5.1	1.9	2.5	1.9
Vancouver CMA										
Pre 1960	0.7	0.7	0.9	0.6	0.9	1.1	1.6	2.0	0.9	0.7
1960 - 1974	0.8	0.5	0.9	0.8	1.1	1.0	1.9	1.6	1.0	0.8
1975 - 1989	1.4	1.1	1.0	0.9	1.3	0.9	0.7	0.7	1.1	0.9
1990 - 2004	0.3	0.7	0.7	1.1	0.6	0.5	1.4	1.2	0.6	0.8
2005+	0.9	0.9	1.9	0.9	2.5	0.3	**	0.0	1.9	0.7
Total	0.8	0.6	0.9	0.8	1.1	0.9	1.7	1.4	1.0	0.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Vancouver CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
City of Vancouver (Zones 1-10)										
Pre 1960	887	907	1,088	1,115	1,486	1,532	2,067	2,321	1,134	1,171
1960 - 1974	922	982	1,112	1,167	1,591	1,693	1,952	2,025	1,138	1,201
1975 - 1989	855	914	1,026	1,048	1,502	1,536	1,791	1,774	1,150	1,189
1990 - 2004	1,079	1,076	1,265	1,340	1,642	1,712	1,981	**	1,354	1,417
2005+	1,242	1,260	1,561	1,675	1,972	2,084	**	**	1,559	1,674
Total	942	982	1,124	1,175	1,571	1,643	1,977	2,070	1,176	1,233
Burnaby (Zones 12-14)										
Pre 1960	636	688	815	828	1,005	1,043	1,170	1,223	888	915
1960 - 1974	811	833	935	956	1,207	1,239	1,431	1,517	1,012	1,035
1975 - 1989	704	706	996	1,015	1,227	1,261	**	**	1,049	1,067
1990 - 2004	**	**	856	**	1,033	1,067	-	-	956	1,012
2005+	**	**	**	**	**	**	-	-	**	**
Total	781	806	935	957	1,188	1,222	1,366	1,431	1,007	1,031
New Westminster										
Pre 1960	664	677	785	816	1,033	971	1,194	**	825	833
1960 - 1974	722	720	840	858	1,101	1,114	1,432	1,488	906	916
1975 - 1989	692	723	866	919	1,123	1,192	-	-	933	983
1990 - 2004	**	**	776	807	1,036	1,088	**	**	870	938
2005+	**	**	**	**	1,740	**	**	**	1,723	**
Total	709	716	836	858	1,157	1,159	1,411	1,478	921	933
Surrey										
Pre 1960	**	**	685	670	904	867	**	**	892	858
1960 - 1974	759	677	732	756	877	915	1,058	1,092	820	850
1975 - 1989	697	688	808	805	981	996	1,185	1,174	884	886
1990 - 2004	-	-	820	867	940	986	1,068	**	933	981
2005+	-	-	**	**	**	**	-	-	**	**
Total	713	671	760	773	926	954	1,074	1,098	856	874
Vancouver CMA										
Pre 1960	867	890	1,043	1,073	1,364	1,417	1,650	1,761	1,093	1,132
1960 - 1974	880	926	1,022	1,061	1,270	1,327	1,520	1,590	1,069	1,112
1975 - 1989	796	831	935	962	1,197	1,238	1,384	1,433	1,023	1,059
1990 - 2004	1,075	1,072	1,208	1,278	1,432	1,489	1,591	1,635	1,278	1,336
2005+	1,213	1,234	1,501	1,584	1,835	1,926	2,062	2,388	1,569	1,651
Total	902	937	1,038	1,079	1,311	1,368	1,542	1,615	1,099	1,144

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
City of Vancouver (Zones 1-10)										
3 to 5 Units	0.0	**	1.1	0.2	0.5	0.0	0.0	**	0.8	0.3
6 to 19 Units	0.8	0.8	0.7	0.8	0.5	1.2	**	0.0	0.7	0.9
20 to 49 Units	0.6	0.5	0.6	0.7	0.4	0.6	0.0	0.0	0.6	0.7
50 to 99 Units	0.5	0.3	0.3	0.4	0.3	0.2	1.2	0.0	0.3	0.4
100 to 199 Units	0.4	0.3	0.2	0.6	0.2	0.5	7.7	6.3	0.2	0.6
200+ Units	1.7	0.9	0.5	1.0	0.0	0.5	-	-	0.7	0.9
Total	0.6	0.5	0.5	0.7	0.4	0.7	0.9	0.4	0.5	0.6
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	**	**	**	**	**	**	**	**
6 to 19 Units	**	0.0	1.7	1.8	1.7	1.0	0.0	0.0	1.6	1.4
20 to 49 Units	1.6	1.3	1.4	1.0	0.9	0.9	3.3	3.7	1.3	1.1
50 to 99 Units	0.0	0.4	0.9	1.0	0.6	1.2	2.1	2.1	0.8	1.0
100 to 199 Units	0.0	0.0	1.1	1.1	1.5	2.0	**	**	1.1	1.3
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	0.7	0.7	1.3	1.1	1.2	1.3	2.0	2.3	1.3	1.2
New Westminster										
3 to 5 Units	**	**	**	**	**	**	**	**	**	**
6 to 19 Units	4.6	3.3	1.4	1.1	3.7	3.7	**	**	2.2	1.9
20 to 49 Units	2.2	0.9	1.8	1.0	1.2	0.4	0.0	0.0	1.7	0.8
50 to 99 Units	0.0	0.7	1.2	0.5	1.1	0.7	0.0	0.0	1.0	0.6
100 to 199 Units	0.0	1.6	0.2	0.4	0.3	0.0	0.0	0.0	0.2	0.4
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	1.8	1.4	1.4	0.8	1.4	0.8	0.0	0.0	1.4	0.9
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	9.1	**	0.0	**	5.4	3.9	2.2	**	3.6	3.7
20 to 49 Units	**	**	1.3	1.5	1.1	3.1	2.6	1.0	1.3	2.4
50 to 99 Units	0.0	5.7	2.9	1.6	2.8	1.2	8.2	1.1	3.1	1.4
100 to 199 Units	-	**	**	1.4	**	2.0	**	**	**	1.9
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	0.8	3.9	2.3	1.6	2.4	2.0	5.1	1.9	2.5	1.9
Vancouver CMA										
3 to 5 Units	**	**	1.6	1.0	1.4	0.2	0.0	0.8	1.4	0.7
6 to 19 Units	1.4	1.0	1.0	0.9	1.0	1.4	1.4	1.3	1.0	1.1
20 to 49 Units	0.9	0.6	1.1	0.8	1.0	0.9	1.5	0.9	1.0	0.8
50 to 99 Units	0.5	0.5	1.1	0.7	1.4	0.8	2.9	1.1	1.1	0.7
100 to 199 Units	0.3	0.4	0.3	0.6	0.6	0.7	0.7	0.5	0.4	0.6
200+ Units	1.4	1.1	0.8	1.1	1.4	1.3	**	**	1.0	1.4
Total	0.8	0.6	0.9	0.8	1.1	0.9	1.7	1.4	1.0	0.8

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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Vancouver CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
City of Vancouver (Zones 1-10)										
3 to 5 Units	713 a	718 a	893 a	979 a	1,308 b	1,304 b	1,574 c	**	1,077 a	1,161 a
6 to 19 Units	804 a	843 a	1,004 a	1,028 a	1,454 a	1,490 a	2,168 b	2,144 b	1,096 a	1,131 a
20 to 49 Units	904 a	930 a	1,064 a	1,100 a	1,557 a	1,613 a	1,731 a	1,845 a	1,125 a	1,164 a
50 to 99 Units	1,004 a	1,054 a	1,191 a	1,240 a	1,717 a	1,813 a	2,556 b	3,021 b	1,228 a	1,283 a
100 to 199 Units	1,034 a	1,082 a	1,307 a	1,391 a	1,796 a	2,014 a	2,922 b	3,134 b	1,320 a	1,426 a
200+ Units	1,090 a	1,149 a	1,372 a	1,456 a	1,947 a	1,983 a	-	-	1,370 a	1,456 a
Total	942 a	982 a	1,124 a	1,175 a	1,571 a	1,643 a	1,977 a	2,070 b	1,176 a	1,233 a
Burnaby (Zones 12-14)										
3 to 5 Units	-	-	793 c	**	1,143 b	1,155 b	1,271 b	1,400 b	1,021 b	1,174 b
6 to 19 Units	663 a	712 a	832 a	841 a	1,043 a	1,078 a	1,425 a	1,478 a	904 a	919 a
20 to 49 Units	720 a	759 a	866 a	892 a	1,094 a	1,144 a	1,156 a	1,252 a	929 a	960 a
50 to 99 Units	719 a	735 a	865 a	890 a	1,152 a	1,191 a	1,741 b	1,645 b	960 a	982 a
100 to 199 Units	997 a	1,008 a	1,178 a	1,195 a	1,431 a	1,445 a	**	**	1,238 a	1,252 a
200+ Units	**	**	**	**	**	**	**	**	**	**
Total	781 a	806 a	935 a	957 a	1,188 a	1,222 a	1,366 a	1,431 a	1,007 a	1,031 a
New Westminster										
3 to 5 Units	**	**	647 c	678 b	907 a	868 b	**	**	824 b	**
6 to 19 Units	637 a	648 a	765 a	806 a	957 a	965 a	1,200 b	1,147 b	791 a	822 a
20 to 49 Units	726 a	722 a	830 a	844 a	1,115 a	1,126 a	1,454 b	1,489 b	883 a	899 a
50 to 99 Units	708 a	698 a	872 a	873 a	1,262 b	1,229 b	1,411 b	1,432 b	1,013 b	986 a
100 to 199 Units	745 a	793 a	882 a	959 a	1,142 b	1,221 a	**	**	978 a	1,035 a
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	709 a	716 a	836 a	858 a	1,157 a	1,159 a	1,411 a	1,478 a	921 a	933 a
Surrey										
3 to 5 Units	**	**	**	**	**	**	-	-	**	**
6 to 19 Units	**	**	728 a	718 a	886 a	860 a	1,040 a	1,043 a	860 a	842 a
20 to 49 Units	**	**	740 a	797 a	918 a	978 a	1,071 a	1,083 a	877 a	927 a
50 to 99 Units	755 a	691 a	757 a	766 a	931 a	952 a	1,080 a	1,120 a	846 a	863 a
100 to 199 Units	-	**	**	763 a	**	**	**	**	**	824 a
200+ Units	**	**	**	**	**	**	-	-	**	**
Total	713 a	671 a	760 a	773 a	926 a	954 a	1,074 a	1,098 a	856 a	874 a
Vancouver CMA										
3 to 5 Units	726 a	733 a	866 a	942 a	1,251 b	1,259 b	1,392 b	1,604 b	1,045 b	1,129 b
6 to 19 Units	775 a	812 a	954 a	976 a	1,296 a	1,333 a	1,616 a	1,636 a	1,042 a	1,076 a
20 to 49 Units	864 a	888 a	983 a	1,016 a	1,271 a	1,315 a	1,379 a	1,506 a	1,046 a	1,081 a
50 to 99 Units	926 a	967 a	1,016 a	1,051 a	1,249 a	1,298 a	1,495 a	1,546 a	1,076 a	1,116 a
100 to 199 Units	1,015 a	1,057 a	1,275 a	1,336 a	1,592 a	1,754 a	2,121 b	2,350 b	1,316 a	1,392 a
200+ Units	1,075 a	1,119 a	1,330 a	1,383 a	1,731 a	1,625 a	**	**	1,342 a	1,376 a
Total	902 a	937 a	1,038 a	1,079 a	1,311 a	1,368 a	1,542 a	1,615 a	1,099 a	1,144 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Vancouver CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	-	-	0.0	0.0	0.2	0.2	0.8	0.9	0.5	0.5	-	-
English Bay	**	**	1.1	0.5	0.3	0.5	0.3	0.2	0.0	0.3	**	**
Downtown	**	**	0.5	0.5	0.2	0.5	0.0	0.3	0.3	0.6	1.4	2.0
West End/Downtown (Zones 1-3)	**	0.0	0.5	0.4	0.2	0.4	0.3	0.4	0.2	0.5	1.0	1.3
South Granville/Oak	0.0	0.0	0.8	1.1	0.7	0.5	0.1	0.1	**	**	-	-
Kitsilano/Point Grey	0.0	0.0	0.3	1.0	0.4	0.4	0.0	0.2	**	**	**	**
Westside/Kerrisdale	0.0	0.0	0.5	1.3	1.3	1.9	0.4	0.7	**	**	-	-
Marpole	**	**	0.6	1.0	0.7	1.0	0.3	0.3	-	-	-	-
Mount Pleasant/Renfrew Heights	0.6	0.0	0.7	0.4	0.4	0.6	0.2	0.4	**	**	**	**
East Hastings	0.0	0.0	0.7	0.4	0.9	0.7	1.2	0.7	**	**	-	-
Southeast Vancouver	5.3	3.0	3.4	2.5	0.8	1.2	0.5	**	0.0	0.4	**	**
City of Vancouver (Zones 1-10)	0.8	0.3	0.7	0.9	0.6	0.7	0.3	0.4	0.2	0.6	0.7	0.9
University Endowment Lands	-	-	1.2	**	**	**	0.5	0.3	**	0.0	-	-
Central Park/Metrotown	**	**	1.3	1.6	0.6	0.9	0.4	1.2	0.9	1.7	**	**
Southeast Burnaby	**	**	2.3	2.1	2.4	1.2	1.5	0.7	**	**	-	-
North Burnaby	**	**	1.8	0.7	1.9	1.2	0.7	1.0	1.4	0.9	-	-
Burnaby (Zones 12-14)	**	**	1.6	1.4	1.3	1.1	0.8	1.0	1.1	1.3	**	**
New Westminster	**	**	2.2	1.9	1.7	0.8	1.0	0.6	0.2	0.4	-	-
North Vancouver City	**	**	0.4	0.7	0.7	0.4	0.4	0.2	0.0	0.0	-	-
North Vancouver DM	**	**	0.0	0.0	1.9	2.5	**	**	**	**	-	-
West Vancouver	**	**	**	**	0.7	0.5	1.1	0.6	0.5	0.4	-	-
Richmond	**	**	**	**	0.2	0.6	2.5	1.2	-	-	-	-
Delta	**	**	3.4	0.0	5.2	1.2	2.6	0.4	**	**	-	-
Surrey	**	**	3.6	3.7	1.3	2.4	3.1	1.4	**	1.9	**	**
White Rock	5.9	0.0	2.6	2.7	1.3	0.2	1.1	0.9	-	-	-	-
Langley City and Langley DM	0.0	2.7	0.0	**	3.0	1.6	2.3	1.6	**	**	-	-
Tri-Cities	**	**	2.5	2.7	2.2	1.2	1.3	0.7	**	**	-	**
Maple Ridge/Pitt Meadows	**	**	10.4	6.4	2.9	1.7	1.2	0.3	-	-	-	-
Vancouver CMA	**1.4**	**0.7**	**1.0**	**1.1**	**1.0**	**0.8**	**1.1**	**0.7**	**0.4**	**0.6**	**1.0**	**1.4**

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Vancouver CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
City of Vancouver (Zones 1-10)										
LT $750	1.3	0.1	**	0.3	**	**	**	**	1.5	0.2
$750 - $999	0.7	0.6	0.8	0.9	1.1	1.3	**	**	0.8	0.8
$1000 - $1249	0.3	0.5	0.5	0.7	0.8	0.6	0.0	**	0.5	0.7
$1250 - $1499	1.0	0.5	0.3	0.5	0.5	0.7	0.0	0.0	0.4	0.5
$1500 - $1749	**	**	0.4	0.9	0.2	0.9	0.0	0.0	0.3	0.9
$1750+	**	**	0.2	1.1	0.3	0.7	**	0.4	0.4	0.8
Total	0.6	0.5	0.5	0.7	0.4	0.7	0.9	0.4	0.5	0.6
Burnaby (Zones 12-14)										
LT $750	0.3	0.4	1.8	0.4	**	**	**	**	1.0	0.4
$750 - $999	2.2	1.0	1.3	1.1	1.3	1.2	**	**	1.4	1.1
$1000 - $1249	0.0	0.8	0.8	1.3	0.9	1.0	2.1	0.0	0.9	1.0
$1250 - $1499	**	**	2.3	2.1	1.4	1.6	**	4.6	1.9	2.0
$1500 - $1749	**	**	**	0.5	1.7	1.9	0.0	2.7	2.0	1.5
$1750+	**	**	**	**	4.1	4.2	2.6	4.8	3.5	4.4
Total	0.7	0.7	1.3	1.1	1.2	1.3	2.0	2.3	1.3	1.2
New Westminster										
LT $750	2.1	1.4	1.4	1.0	**	**	**	**	1.7	1.2
$750 - $999	1.6	1.3	1.6	0.9	1.5	0.2	**	**	1.6	0.9
$1000 - $1249	**	**	**	0.3	1.9	0.7	**	0.0	1.9	0.7
$1250 - $1499	**	**	**	**	1.8	0.6	0.0	0.0	1.6	0.5
$1500 - $1749	**	**	**	**	**	0.0	**	**	0.0	0.0
$1750+	**	**	**	**	**	**	**	**	**	**
Total	1.8	1.4	1.4	0.8	1.4	0.8	0.0	0.0	1.4	0.9
Surrey										
LT $750	**	2.1	3.2	2.3	**	**	**	**	3.0	2.3
$750 - $999	**	7.0	2.4	1.1	3.3	1.4	5.8	**	2.9	1.3
$1000 - $1249	**	**	**	**	0.2	0.8	5.9	0.8	2.4	0.8
$1250 - $1499	**	**	**	**	**	**	**	**	**	9.0
$1500 - $1749	**	**	**	**	**	**	**	**	**	**
$1750+	**	**	**	**	**	**	**	**	**	**
Total	0.8	3.9	2.3	1.6	2.4	2.0	5.1	1.9	2.5	1.9
Vancouver CMA										
LT $750	1.6	0.7	2.2	1.2	**	0.0	**	**	2.0	1.0
$750 - $999	0.7	0.6	1.3	1.0	2.3	1.3	3.5	2.0	1.4	1.0
$1000 - $1249	0.4	0.6	0.5	0.7	0.9	0.6	2.8	1.5	0.7	0.7
$1250 - $1499	1.1	0.6	0.6	0.6	1.2	1.0	1.5	2.0	0.8	0.7
$1500 - $1749	**	**	0.8	0.9	0.3	0.8	0.0	1.0	0.5	0.9
$1750+	**	**	0.1	0.9	0.6	0.8	1.5	0.8	0.6	0.9
Total	0.8	0.6	0.9	0.8	1.1	0.9	1.7	1.4	1.0	0.8

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	0.0	3.0	**	**	0.0	5.7
West End/Downtown (Zones 1-3)	-	-	**	**	0.0	3.0	**	**	0.0	5.7
South Granville/Oak	**	**	**	**	0.0	0.0	-	-	0.0	0.0
Kitsilano/Point Grey	-	-	**	**	**	**	**	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	0.0	0.0
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	0.0	0.0	0.0	**	**	**	0.0
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	0.0	0.6	0.0	0.9	0.0	0.6
University Endowment Lands	0.0	0.0	-	-	0.0	0.0	-	-	0.0	0.0
Central Park/Metrotown	-	-	-	-	-	**	-	-	-	**
Southeast Burnaby	-	-	-	-	**	**	**	-	**	**
North Burnaby	-	-	-	-	**	**	2.9	2.1	2.8	1.8
Burnaby (Zones 12-14)	-	-	-	-	2.0	**	2.8	2.1	2.7	1.7
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	2.2	2.2
North Vancouver DM	**	**	**	**	1.9	**	1.7	1.4	1.7	1.4
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	2.7	0.0	0.8	1.8	1.7	1.2
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	0.0	**	1.7	1.9	1.5	1.8
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	1.8	1.9	1.0	1.3	1.2	1.5
Tri-Cities	-	-	**	**	**	0.9	0.0	0.5	0.0	0.6
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**0.0**	**0.0**	**1.2**	**1.2**	**1.2**	**0.5**	**1.1**	**1.4**	**1.1**	**1.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	2,865	2,851	**	**	2,821	2,812
West End/Downtown (Zones 1-3)	-	-	**	**	2,865	2,851	**	**	2,821	2,812
South Granville/Oak	**	**	**	**	1,885	1,958	-	-	1,836	1,886
Kitsilano/Point Grey	-	-	**	**	**	**	**	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	1,857	2,225
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	1,256	**	**	**	1,436	1,520
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	995	1,015	1,812	1,872	1,668	1,769	1,639	1,705
University Endowment Lands	1,184	1,252	-	-	2,068	2,097	-	-	1,759	1,802
Central Park/Metrotown	-	-	-	-	-	**	-	-	-	**
Southeast Burnaby	-	-	-	-	**	**	**	-	**	**
North Burnaby	-	-	-	-	**	**	1,505	1,545	1,506	1,567
Burnaby (Zones 12-14)	-	-	-	-	**	**	1,505	1,545	1,489	1,560
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	1,744	1,857
North Vancouver DM	**	**	**	**	1,512	1,621	2,015	2,045	1,867	1,927
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1,399	1,467	1,571	1,592	1,501	1,539
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	991	**	1,285	1,384	1,258	1,364
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	1,062	1,192	1,221	1,416	1,185	1,356
Tri-Cities	-	-	**	**	1,213	1,491	1,425	1,479	1,374	1,479
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**1,182**	**1,229**	**958**	**1,000**	**1,488**	**1,600**	**1,518**	**1,594**	**1,490**	**1,575**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
English Bay	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Downtown	0	0	1	1	32	33	2	1	35	35
West End/Downtown (Zones 1-3)	0	0	1	1	32	33	2	1	35	35
South Granville/Oak	7	7	2	2	31	31	0	0	40	40
Kitsilano/Point Grey	0	0	2	2	14	15	1	0	17	17
Westside/Kerrisdale	0	0	0	0	7	7	18	18	25	25
Marpole	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mount Pleasant/Renfrew Heights	0	0	25	25	33	33	8	8	66	66
East Hastings	2	2	17	16	31	32	76	76	126	126
Southeast Vancouver	0	0	1	1	8	8	10	10	19	19
City of Vancouver (Zones 1-10)	9	9	48	47	156	159	115	113	328	328
University Endowment Lands	44	44	0	0	82	82	0	0	126	126
Central Park/Metrotown	n/a	0	n/a	0	n/a	4	n/a	0	n/a	4
Southeast Burnaby	0	0	0	0	5	3	2	0	7	3
North Burnaby	0	0	0	0	44	44	210	210	254	254
Burnaby (Zones 12-14)	0	0	0	0	49	51	212	210	261	261
New Westminster	0	0	1	1	23	23	26	26	50	50
North Vancouver City	0	0	0	0	22	22	23	23	45	45
North Vancouver DM	3	3	18	18	109	105	294	294	424	420
West Vancouver	3	3	3	3	2	2	4	4	12	12
Richmond	0	0	8	9	264	267	395	395	667	671
Delta	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Surrey	0	0	6	6	32	28	302	283	340	317
White Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Langley City and Langley DM	0	0	0	0	57	56	195	190	252	246
Tri-Cities	0	0	3	3	115	115	405	405	523	523
Maple Ridge/Pitt Meadows	0	0	0	0	4	4	74	76	78	80
Vancouver CMA	**59**	**59**	**87**	**87**	**915**	**914**	**2,045**	**2,019**	**3,106**	**3,079**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	3.1	3.0	**	**	2.9	5.7
West End/Downtown (Zones 1-3)	-	-	**	**	3.1	3.0	**	**	2.9	5.7
South Granville/Oak	**	**	**	**	3.2	0.0	-	-	2.5	0.0
Kitsilano/Point Grey	-	-	**	**	**	**	**	-	**	**
Westside/Kerrisdale	-	-	-	-	**	**	**	**	0.0	0.0
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	0.0	0.0	0.0	**	**	**	0.0
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	0.0	0.0	1.3	0.6	0.0	0.9	0.6	0.6
University Endowment Lands	0.0	0.0	-	-	0.0	0.0	-	-	0.0	0.0
Central Park/Metrotown	-	-	-	-	-	**	-	-	-	**
Southeast Burnaby	-	-	-	-	**	**	**	-	**	**
North Burnaby	-	-	-	-	**	**	3.8	2.1	3.9	1.8
Burnaby (Zones 12-14)	-	-	-	-	4.1	**	3.8	2.1	3.8	1.7
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	2.2	4.4
North Vancouver DM	**	**	**	**	2.9	**	2.4	1.8	2.4	1.6
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	2.7	0.4	1.0	2.0	1.8	1.5
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	0.0	**	1.7	1.9	1.5	1.8
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	1.8	1.9	1.5	1.3	1.6	1.5
Tri-Cities	-	-	**	**	1.8	0.9	0.7	0.7	1.0	0.8
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**0.0**	**0.0**	**1.2**	**1.2**	**1.9**	**0.6**	**1.5**	**1.6**	**1.6**	**1.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
West End/Stanley Park	-	-	-	-	-	-	-	-	-	-
English Bay	-	-	-	-	-	-	-	-	-	-
Downtown	-	-	**	**	4.1	-0.1	**	**	4.2	-0.4
West End/Downtown (Zones 1-3)	-	-	**	**	4.1	-0.1	**	**	4.2	-0.4
South Granville/Oak	**	**	**	**	6.6	4.4	-	-	7.5	4.0
Kitsilano/Point Grey	-	-	-	-	-	-	-	-	-	-
Westside/Kerrisdale	-	-	-	-	**	**	**	**	-16.1	20.2
Marpole	-	-	-	-	-	-	-	-	-	-
Mount Pleasant/Renfrew Heights	-	-	**	**	**	**	**	**	**	**
East Hastings	**	**	**	**	1.3	**	**	**	1.6	3.5
Southeast Vancouver	-	-	**	**	**	**	**	**	**	**
City of Vancouver (Zones 1-10)	**	**	**	++	4.2	2.9	1.0	4.1	2.0	3.9
University Endowment Lands	4.9	6.1	-	-	3.6	1.4	-	-	3.8	2.5
Central Park/Metrotown	-	-	-	-	-	-	-	-	-	-
Southeast Burnaby	-	-	-	-	**	**	**	-	**	**
North Burnaby	-	-	-	-	**	**	3.3	1.5	2.6	1.9
Burnaby (Zones 12-14)	-	-	-	-	**	**	3.3	1.5	2.5	2.2
New Westminster	-	-	**	**	**	**	**	**	**	**
North Vancouver City	-	-	-	-	**	**	**	**	-1.3	7.8
North Vancouver DM	**	**	**	**	++	3.5	++	1.1	++	1.5
West Vancouver	**	**	**	**	**	**	**	**	**	**
Richmond	-	-	**	**	1.7	4.3	-1.2	2.5	-0.4	3.9
Delta	-	-	-	-	-	-	-	-	-	-
Surrey	-	-	**	**	1.1	**	2.1	5.1	2.4	4.9
White Rock	-	-	-	-	-	-	-	-	-	-
Langley City and Langley DM	-	-	-	-	8.2	**	6.2	**	6.2	**
Tri-Cities	-	-	**	**	-3.0	21.4	-4.1	4.4	-3.8	8.4
Maple Ridge/Pitt Meadows	-	-	-	-	**	**	**	**	**	**
Vancouver CMA	**3.5**	**3.8**	**	**4.1**	**1.4**	**8.4**	++	**4.2**	**0.6**	**5.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	0.1	0.6	0.5	0.6	0.6	0.4	2.4	0.0	0.5	0.5
English Bay	0.2	0.0	0.2	0.4	0.3	0.3	0.0	3.8	0.2	0.3
Downtown	0.6	0.5	0.3	0.7	0.2	0.3	0.0	2.8	0.3	0.6
West End/Downtown (Zones 1-3)	0.4	0.4	0.3	0.6	0.3	0.3	1.0	1.9	0.3	0.5
South Granville/Oak	0.9	0.3	0.6	0.5	0.5	1.1	0.0	0.0	0.6	0.6
Kitsilano/Point Grey	0.4	0.7	0.3	0.5	0.3	0.8	**	0.0	0.3	0.6
Westside/Kerrisdale	0.0	0.6	1.4	2.0	0.4	1.1	1.0	0.0	1.0	1.6
Marpole	1.2	0.8	0.5	1.0	1.0	1.1	0.0	0.0	0.7	1.0
Mount Pleasant/Renfrew Heights	0.1	0.3	0.6	0.4	0.4	0.3	0.0	0.0	0.5	0.4
East Hastings	1.5	0.6	0.7	0.6	0.1	0.3	0.0	0.0	0.8	0.5
Southeast Vancouver	1.0	2.0	1.7	1.1	0.4	0.5	0.0	1.5	1.2	1.0
City of Vancouver (Zones 1-10)	0.6	0.5	0.5	0.7	0.4	0.7	0.7	0.5	0.5	0.6
University Endowment Lands	0.0	0.0	0.1	0.0	0.4	0.0	**	1.5	0.2	0.1
Central Park/Metrotown	0.7	0.9	0.8	1.3	1.1	1.2	0.0	1.6	0.9	1.3
Southeast Burnaby	1.6	1.9	2.5	1.0	1.1	1.6	2.8	1.4	2.1	1.2
North Burnaby	0.4	0.0	1.6	0.9	1.3	1.0	2.5	2.6	1.5	1.0
Burnaby (Zones 12-14)	0.7	0.7	1.3	1.1	1.2	1.2	2.3	2.2	1.3	1.2
New Westminster	1.8	1.4	1.4	0.8	1.4	0.8	0.0	0.0	1.4	0.9
North Vancouver City	0.2	0.0	0.6	0.4	0.4	0.5	1.6	1.6	0.5	0.4
North Vancouver DM	0.0	0.0	0.3	0.8	1.0	0.8	1.2	1.1	0.7	0.8
West Vancouver	2.8	1.2	0.4	0.4	0.7	0.5	**	**	0.7	0.5
Richmond	0.0	0.4	3.3	1.5	0.8	0.4	0.6	1.5	1.6	1.0
Delta	4.2	1.6	5.1	0.6	2.0	0.5	**	0.0	3.6	0.6
Surrey	0.8	3.9	2.3	1.6	2.4	2.0	3.6	1.9	2.4	1.9
White Rock	4.1	3.0	1.4	0.8	1.2	0.3	**	0.0	1.5	0.8
Langley City and Langley DM	5.9	1.2	2.5	1.9	2.4	1.1	0.8	1.0	2.4	1.5
Tri-Cities	1.2	0.6	1.3	0.8	2.0	1.3	0.6	2.1	1.5	1.1
Maple Ridge/Pitt Meadows	0.0	**	2.4	1.6	3.3	1.6	1.6	0.8	2.6	1.5
Vancouver CMA	**0.8**	**0.6**	**0.9**	**0.8**	**1.1**	**0.9**	**1.4**	**1.4**	**1.0**	**0.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	951	1,028	1,201	1,274	1,956	1,975	3,035	3,156	1,261	1,336
English Bay	972	1,021	1,222	1,308	1,812	1,908	2,484	2,854	1,253	1,341
Downtown	1,039	1,084	1,268	1,331	1,857	1,992	2,504	2,661	1,291	1,366
West End/Downtown (Zones 1-3)	1,007	1,059	1,239	1,313	1,863	1,964	2,722	2,903	1,273	1,353
South Granville/Oak	920	980	1,157	1,200	1,647	1,704	2,076	2,166	1,223	1,267
Kitsilano/Point Grey	935	988	1,182	1,194	1,680	1,730	2,564	2,978	1,257	1,286
Westside/Kerrisdale	851	936	1,137	1,170	1,631	1,822	2,216	2,468	1,295	1,397
Marpole	748	776	867	889	1,150	1,157	1,289	1,269	909	928
Mount Pleasant/Renfrew Heights	889	902	987	1,036	1,328	1,366	1,614	1,624	1,035	1,077
East Hastings	870	846	924	971	1,217	1,273	1,462	1,499	970	1,015
Southeast Vancouver	877	943	988	1,009	1,321	1,330	1,268	1,296	1,089	1,122
City of Vancouver (Zones 1-10)	942	982	1,124	1,175	1,575	1,647	1,916	2,009	1,178	1,236
University Endowment Lands	1,208	1,288	1,452	1,513	1,941	2,003	2,212	2,510	1,644	1,720
Central Park/Metrotown	841	858	937	963	1,221	1,272	1,535	1,638	1,013	1,045
Southeast Burnaby	684	733	834	844	1,016	1,037	1,101	1,270	889	905
North Burnaby	761	780	988	1,013	1,245	1,273	1,484	1,489	1,091	1,112
Burnaby (Zones 12-14)	781	806	935	957	1,191	1,227	1,415	1,477	1,017	1,042
New Westminster	709	716	836	858	1,156	1,158	1,366	1,433	922	933
North Vancouver City	876	921	1,024	1,084	1,286	1,374	1,607	1,672	1,098	1,163
North Vancouver DM	924	956	1,075	1,144	1,450	1,487	1,875	1,914	1,400	1,462
West Vancouver	979	1,107	1,369	1,399	2,028	2,168	3,648	3,364	1,606	1,669
Richmond	808	843	994	1,025	1,231	1,326	1,502	1,593	1,158	1,223
Delta	662	679	811	811	1,030	1,051	1,173	1,194	907	920
Surrey	713	671	760	773	926	953	1,167	1,220	879	898
White Rock	735	760	839	865	1,054	1,087	**	1,592	890	918
Langley City and Langley DM	640	685	771	806	949	1,010	1,199	1,353	882	943
Tri-Cities	712	712	823	862	1,040	1,111	1,353	1,403	958	1,005
Maple Ridge/Pitt Meadows	641	620	708	740	887	941	1,245	1,284	816	858
Vancouver CMA	**903**	**938**	**1,038**	**1,079**	**1,317**	**1,375**	**1,530**	**1,605**	**1,110**	**1,156**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	717	725	2,620	2,627	479	483	40	41	3,856	3,876
English Bay	899	886	5,181	5,187	687	690	27	26	6,794	6,789
Downtown	2,172	2,161	6,742	6,935	1,174	1,254	32	35	10,120	10,385
West End/Downtown (Zones 1-3)	3,788	3,772	14,543	14,749	2,340	2,427	99	102	20,770	21,050
South Granville/Oak	1,326	1,337	4,883	4,920	1,478	1,484	57	49	7,744	7,790
Kitsilano/Point Grey	866	853	4,950	4,960	1,312	1,328	47	46	7,175	7,187
Westside/Kerrisdale	203	204	1,710	1,710	928	937	115	114	2,956	2,965
Marpole	360	364	2,859	2,900	717	718	22	21	3,958	4,003
Mount Pleasant/Renfrew Heights	957	951	4,337	4,341	959	977	90	93	6,343	6,362
East Hastings	860	891	3,320	3,283	790	775	145	146	5,115	5,095
Southeast Vancouver	231	234	1,177	1,124	637	638	70	70	2,115	2,066
City of Vancouver (Zones 1-10)	8,591	8,606	37,779	37,987	9,161	9,284	645	641	56,176	56,518
University Endowment Lands	115	125	675	665	557	548	58	65	1,405	1,403
Central Park/Metrotown	359	360	4,155	4,145	1,586	1,599	58	55	6,158	6,159
Southeast Burnaby	144	145	1,361	1,358	678	717	146	142	2,329	2,362
North Burnaby	287	290	2,283	2,299	1,158	1,136	403	399	4,131	4,124
Burnaby (Zones 12-14)	790	795	7,799	7,802	3,422	3,452	607	596	12,618	12,645
New Westminster	765	769	5,030	5,073	2,057	2,070	157	156	8,009	8,068
North Vancouver City	499	487	3,560	3,662	1,794	1,854	56	56	5,909	6,059
North Vancouver DM	183	183	376	359	424	417	409	409	1,392	1,368
West Vancouver	235	236	1,318	1,317	689	690	98	98	2,340	2,341
Richmond	243	238	1,239	1,263	1,453	1,432	544	544	3,479	3,477
Delta	71	74	860	858	757	756	36	36	1,724	1,724
Surrey	129	132	2,553	2,603	2,485	2,498	666	668	5,833	5,901
White Rock	78	78	935	927	373	365	9	8	1,395	1,378
Langley City and Langley DM	85	88	1,021	1,043	990	1,026	247	239	2,343	2,396
Tri-Cities	190	192	2,504	2,575	1,821	1,832	570	592	5,085	5,191
Maple Ridge/Pitt Meadows	14	14	806	854	560	562	129	125	1,509	1,555
Vancouver CMA	**11,988**	**12,017**	**66,455**	**66,988**	**26,543**	**26,786**	**4,231**	**4,233**	**109,217**	**110,024**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Vancouver CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
West End/Stanley Park	0.6	0.6	1.0	1.0	1.3	0.4	2.4	4.8	0.9	0.9
English Bay	0.8	0.4	0.7	0.7	0.9	0.6	0.0	3.8	0.7	0.6
Downtown	1.6	0.9	1.0	1.3	1.4	0.5	0.0	2.8	1.2	1.1
West End/Downtown (Zones 1-3)	**1.2**	**0.7**	**0.9**	**1.0**	**1.2**	**0.5**	**1.0**	**3.8**	**1.0**	**0.9**
South Granville/Oak	1.3	0.7	1.2	0.8	0.9	1.2	0.0	0.0	1.1	0.9
Kitsilano/Point Grey	1.5	1.0	0.7	0.9	0.3	1.6	**	0.0	0.8	1.1
Westside/Kerrisdale	0.0	0.6	1.7	2.6	0.9	1.7	1.0	0.0	1.3	2.1
Marpole	2.2	2.0	1.4	1.3	2.9	1.4	0.0	0.0	1.7	1.4
Mount Pleasant/Renfrew Heights	0.3	0.7	0.9	0.7	1.1	0.5	0.0	0.0	0.8	0.6
East Hastings	1.8	1.2	1.1	0.8	0.3	0.7	0.0	1.0	1.1	0.9
Southeast Vancouver	1.0	2.0	2.4	1.2	0.5	0.6	0.0	1.5	1.6	1.1
City of Vancouver (Zones 1-10)	**1.2**	**0.9**	**1.0**	**1.0**	**1.0**	**1.0**	**0.7**	**1.1**	**1.0**	**1.0**
University Endowment Lands	0.0	0.0	0.7	0.3	0.6	0.2	**	1.5	0.5	0.3
Central Park/Metrotown	1.5	1.8	1.6	1.6	1.4	1.8	0.0	1.6	1.5	1.7
Southeast Burnaby	1.6	1.9	2.9	1.1	1.3	1.6	2.8	2.9	2.3	1.4
North Burnaby	0.4	0.8	1.8	1.4	2.0	1.6	3.0	3.3	1.9	1.6
Burnaby (Zones 12-14)	**1.1**	**1.4**	**1.9**	**1.5**	**1.6**	**1.7**	**2.6**	**3.0**	**1.8**	**1.6**
New Westminster	2.2	1.6	1.9	1.2	1.6	1.1	0.6	0.7	1.8	1.2
North Vancouver City	1.7	0.6	1.0	0.9	0.6	1.3	1.6	3.3	1.0	1.1
North Vancouver DM	0.0	0.0	0.5	1.4	1.9	1.3	1.7	1.3	1.2	1.2
West Vancouver	4.1	1.2	1.0	1.0	1.6	0.5	2.9	**	1.5	0.9
Richmond	0.4	0.8	3.5	1.6	1.4	0.8	0.9	1.7	2.0	1.2
Delta	7.0	1.6	6.6	0.7	3.7	1.3	**	0.0	5.2	1.0
Surrey	3.2	3.9	3.2	1.7	3.0	2.1	3.9	1.9	3.2	2.0
White Rock	5.5	4.4	2.0	1.8	1.2	0.3	**	0.0	2.0	1.5
Langley City and Langley DM	8.3	1.2	3.9	2.5	3.9	1.1	1.2	1.0	3.8	1.7
Tri-Cities	1.8	0.6	2.8	1.1	3.8	2.0	1.1	2.4	2.9	1.6
Maple Ridge/Pitt Meadows	0.0	**	2.8	1.7	3.5	2.0	1.6	0.8	2.9	1.7
Vancouver CMA	**1.4**	**1.0**	**1.5**	**1.2**	**1.8**	**1.3**	**1.8**	**1.7**	**1.6**	**1.2**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Vancouver CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
West End/Stanley Park	1.5 a	7.3 b	1.8 b	5.6 a	2.4 c	3.7 c	**	**	1.8 b	6.1 a
English Bay	2.1 c	5.1 b	4.0 a	6.2 b	5.8 b	6.8 c	-0.1 a	6.7 a	3.9 a	6.4 b
Downtown	4.2 a	4.6 b	3.7 a	4.0 b	2.8 c	4.6 b	**	**	3.5 a	4.6 a
West End/Downtown (Zones 1-3)	3.1 b	5.3 b	3.4 a	5.0 a	3.7 b	5.2 b	**	5.7 c	3.3 a	5.5 a
South Granville/Oak	1.7 c	5.5 c	1.1 a	5.5 c	1.2 a	**	++	4.1 c	1.2 a	5.0 b
Kitsilano/Point Grey	1.2 d	4.7 c	2.8 c	3.0 c	2.9 c	6.2 c	++	++	2.4 c	3.9 c
Westside/Kerrisdale	++	5.0 d	3.3 d	++	-1.0 d	6.4 b	++	++	1.2 d	2.7 c
Marpole	++	4.2 c	1.8 c	3.5 c	2.7 c	2.5 c	++	**	1.7 c	3.2 c
Mount Pleasant/Renfrew Heights	1.2 d	3.1 c	4.0 c	4.0 c	1.9 c	5.3 d	**	++	3.9 c	3.3 c
East Hastings	2.8 c	**	3.3 c	3.1 d	3.3 d	**	2.3 c	1.3 c	3.8 c	2.3 c
Southeast Vancouver	1.5 a	2.7 b	1.3 a	2.0 a	2.2 a	1.0 a	-3.5 d	3.5 b	1.6 b	2.2 a
City of Vancouver (Zones 1-10)	2.0 a	4.5 a	2.9 a	4.1 a	2.6 a	4.9 a	++	4.2 a	2.7 a	4.3 a
University Endowment Lands	**	7.0 b	++	3.5 b	1.6 a	4.1 b	++	4.9 b	1.4 a	4.5 b
Central Park/Metrotown	1.7 c	1.8 b	1.9 b	3.1 b	3.1 c	3.4 b	**	++	2.4 a	3.4 b
Southeast Burnaby	3.0 b	4.6 d	2.1 c	1.5 a	0.8 d	1.8 c	-7.1 b	++	1.0 a	2.0 b
North Burnaby	3.5 c	1.2 d	5.7 b	3.1 c	2.4 c	2.6 c	3.7 c	1.1 d	5.3 b	1.7 b
Burnaby (Zones 12-14)	2.6 b	2.3 c	3.1 b	2.8 b	2.4 b	2.9 b	**	3.1 c	3.1 b	2.6 b
New Westminster	3.3 c	++	2.8 c	2.5 c	5.1 d	2.6 c	1.7 c	2.8 c	3.6 b	2.6 c
North Vancouver City	2.6 c	5.7 c	1.5 a	4.8 c	**	3.8 c	++	5.7 d	1.7 c	4.0 c
North Vancouver DM	1.8 a	4.0 a	2.0 a	3.9 a	1.9 b	3.3 a	1.1 a	1.4 a	1.9 a	2.7 a
West Vancouver	**	11.2 d	8.2 b	**	5.4 c	5.5 b	**	-7.2 c	7.1 b	4.4 d
Richmond	1.1 a	2.0 a	2.0 b	3.9 b	2.0 a	5.7 c	-2.6 a	6.6 b	1.2 a	5.3 a
Delta	2.0 a	++	2.4 a	++	1.7 a	1.2 a	**	**	1.9 a	0.8 d
Surrey	**	++	1.0 a	2.8 a	1.1 a	4.5 a	++	5.5 a	0.9 a	3.2 a
White Rock	++	**	1.1 d	3.8 b	1.8 c	3.0 c	**	**	++	3.5 c
Langley City and Langley DM	0.3 b	6.7 b	++	4.8 b	++	4.7 c	3.2 c	**	++	5.0 c
Tri-Cities	1.6 c	++	1.6 c	5.6 c	0.8 d	9.9 b	-2.3 b	7.5 b	0.8 a	6.2 b
Maple Ridge/Pitt Meadows	0.2 a	-3.6 d	0.8 a	4.2 c	1.3 a	3.6 b	++	2.9 b	0.5 a	4.5 b
Vancouver CMA	**2.3** a	**3.8** a	**2.6** a	**3.8** a	**2.4** a	**4.5** a	**2.3** a	**4.1** a	**2.5** a	**3.9** a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	2.7	1.2	2.9	0.4	2.9	0.7	**	0.0	2.9	0.6
Zone 2 - Mission	0.0	**	5.8	4.0	4.2	2.7	-	-	4.8	3.2
Abbotsford-Mission CMA	**2.4**	**1.1**	**3.2**	**0.7**	**3.0**	**0.9**	**	**0.0**	**3.1**	**0.8**

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	586	592	690	718	844	877	958	972	766	795
Zone 2 - Mission	541	**	630	648	740	755	-	-	679	707
Abbotsford-Mission CMA	**581**	**589**	**684**	**712**	**835**	**864**	**958**	**972**	**758**	**787**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	114	113	1,586	1,660	1,705	1,803	33	36	3,438	3,612
Zone 2 - Mission	15	15	155	179	165	172	0	0	335	366
Abbotsford-Mission CMA	**129**	**128**	**1,741**	**1,839**	**1,870**	**1,975**	**33**	**36**	**3,773**	**3,978**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	4.4	1.2	4.6	0.6	3.9	1.3	10.3	0.0	4.3	1.0
Zone 2 - Mission	0.0	**	9.0	4.0	6.1	4.8	-	-	7.2	4.3
Abbotsford-Mission CMA	**3.9**	**1.1**	**5.0**	**1.0**	**4.1**	**1.6**	**10.3**	**0.0**	**4.6**	**1.3**

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Abbotsford	0.8	1.9	0.9	2.5	1.0	2.9	++	2.1	0.9	2.9
Zone 2 - Mission	2.1	**	0.4	3.1	2.3	1.9	-	-	1.2	2.7
Abbotsford-Mission CMA	**0.9**	**1.9**	**0.8**	**2.6**	**1.1**	**2.8**	**++**	**2.1**	**0.9**	**2.9**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	2.8	1.6	4.1	1.0	1.1	2.3	8.3	**	3.1	1.4
1975 - 1989	0.0	0.0	2.7	0.9	3.6	0.8	0.0	0.0	3.1	0.8
1990+	4.3	**	2.4	0.0	3.0	0.5	**	**	2.8	0.3
Total	2.4	1.1	3.2	0.7	3.0	0.9	**	0.0	3.1	0.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Abbotsford-Mission CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA										
Pre 1960	**	**	**	**	**	**	**	**	**	**
1960 - 1974	582	598	668	702	797	836	1,033	1,054	704	738
1975 - 1989	575	585	691	707	806	814	898	922	750	762
1990+	594	557	703	747	893	947	**	**	829	880
Total	581	589	684	712	835	864	958	972	758	787

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
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- No units exist in the universe for this category n/a: Not applicable
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1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA										
3 to 5 Units	-	-	0.0	0.0	0.0	**	**	**	0.0	**
6 to 19 Units	10.9	11.5	5.4	1.0	3.6	2.2	**	**	4.5	2.2
20 to 49 Units	0.0	0.0	3.5	1.0	2.4	1.0	**	0.0	2.9	0.9
50 to 99 Units	3.6	0.0	3.0	0.6	3.3	0.6	4.5	0.0	3.2	0.6
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	2.4	1.1	3.2	0.7	3.0	0.9	**	0.0	3.1	0.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Abbotsford-Mission CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA										
3 to 5 Units	-	-	**	**	**	**	**	**	**	**
6 to 19 Units	482	483	628	640	749	782	**	**	700	724
20 to 49 Units	580	601	678	690	814	824	**	828	736	749
50 to 99 Units	602	605	695	723	862	877	1,003	1,010	781	801
100 to 199 Units	-	-	**	**	**	**	-	-	**	**
200+ Units	-	-	-	-	-	-	-	-	-	-
Total	581	589	684	712	835	864	958	972	758	787

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Abbotsford-Mission CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	0.0	**	3.5	2.3	3.0	0.6	3.0	0.4	**	**	-	-
Zone 2 - Mission	-	-	8.9	1.8	2.5	3.0	**	**	-	-	-	-
Abbotsford-Mission CMA	**0.0**	**	**4.5**	**2.2**	**2.9**	**0.9**	**3.2**	**0.6**	**	**	-	-

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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Abbotsford-Mission CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA										
LT $600	3.7	**	0.8	0.0	**	**	**	**	1.7	**
$600 - $674	0.0	0.0	3.3	1.1	**	**	**	**	3.0	0.9
$675 - $749	**	**	2.6	0.7	2.3	1.5	**	**	2.6	0.9
$750 - $824	**	**	5.8	0.8	2.8	1.6	**	**	4.0	1.2
$825 - $899	**	**	**	**	1.8	0.5	**	**	1.6	0.4
$900+	**	**	**	**	4.5	0.7	11.9	**	4.5	0.6
Total	2.4	1.1	3.2	0.7	3.0	0.9	**	0.0	3.1	0.8

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	1.1	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	1.0	**	0.8	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	816 b	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	1,218	**	948	992

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	0	0	44	44	115	114	28	27	187	185
Zone 2 - Mission	0	0	0	0	0	0	82	82	82	82
Abbotsford-Mission CMA	**0**	**0**	**44**	**44**	**115**	**114**	**110**	**109**	**269**	**267**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	1.1	0.6
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	1.0	**	0.8	0.4

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Abbotsford	-	-	**	**	**	**	**	**	-1.5	**
Zone 2 - Mission	-	-	-	-	-	-	**	**	**	**
Abbotsford-Mission CMA	-	-	**	**	**	**	1.9	**	-0.4	4.0

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	2.7	1.2	2.9	0.4	2.7	0.7	5.9	0.0	2.9	0.5
Zone 2 - Mission	0.0	**	5.8	4.0	4.2	2.7	**	**	3.8	2.6
Abbotsford-Mission CMA	**2.4**	**1.1**	**3.2**	**0.7**	**2.8**	**0.8**	**2.4**	**0.0**	**3.0**	**0.8**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	586	592	691	718	842	874	1,009	1,032	768	797
Zone 2 - Mission	541	**	630	648	740	755	**	**	792	826
Abbotsford-Mission CMA	**581**	**589**	**685**	**712**	**834**	**862**	**1,163**	**1,233**	**771**	**800**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	114	113	1,630	1,704	1,820	1,917	61	63	3,625	3,797
Zone 2 - Mission	15	15	155	179	165	172	82	82	417	448
Abbotsford-Mission CMA	**129**	**128**	**1,785**	**1,883**	**1,985**	**2,089**	**143**	**145**	**4,042**	**4,245**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Abbotsford-Mission CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Abbotsford	4.4 a	1.2 a	4.5 a	0.7 a	3.7 a	1.2 a	**	0.0 a	4.1 a	1.0 a
Zone 2 - Mission	0.0 a	**	9.0 a	4.0 b	6.1 a	4.8 a	**	**	5.8 a	3.5 a
Abbotsford-Mission CMA	**3.9 a**	**1.1 a**	**4.9 a**	**1.0 a**	**3.9 a**	**1.5 a**	**3.1 c**	**0.0 a**	**4.3 a**	**1.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Abbotsford-Mission CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Abbotsford	0.8 b	1.9 b	0.7 b	2.5 b	0.9 b	2.9 b	++	2.1 c	0.8 b	2.9 b
Zone 2 - Mission	2.1 c	**	0.4 b	3.1 c	2.3 c	1.9 c	**	**	1.4 b	3.9 c
Abbotsford-Mission CMA	**0.9 b**	**1.9 b**	**0.7 b**	**2.5 b**	**1.0 b**	**2.8 b**	**++**	**2.9**	**0.9 b**	**3.0 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Vancouver CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Burrard Peninsula	0.2 b	0.9 d ↑	0.3 a	0.5 a
Vancouver Westside	1.5 a	0.5 a	0.6 a	0.8 a
Vancouver Eastside	0.4 b	0.9 a	0.7 a	0.6 a
Vancouver East/Westside	1.0 a	0.7 a	0.6 a	0.7 a
Vancouver City	0.5 a	0.8 a	0.5 a	0.6 a
Suburban Vancouver	1.0 a	1.0 a	1.4 a	1.1 a
North Shore	0.8 a	0.5 b	0.5 a	0.4 a
Fraser Valley	0.4 a	1.2 a ↑	2.6 a	1.5 a
Vancouver CMA	**0.7**	**0.9**	**1.0**	**0.8**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Vancouver CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Burrard Peninsula	**	1,059	**	1,313	2,295	1,951	**	2,904
Vancouver Westside	**	961	**	1,150	2,083	1,680	**	2,411
Vancouver Eastside	**	882	**	1,009	**	1,325	**	1,393
Vancouver East/Westside	**	929	1,232	1,099	**	1,562	**	1,946
Vancouver City	**	985	1,314	1,182	2,021	1,659	**	2,121
Suburban Vancouver	**	766	1,124	918	1,344	1,189	**	1,422
North Shore	**	972	**	1,169	1,499	1,580	**	2,186
Fraser Valley	**	693	**	794	1,251	984	**	1,115
Vancouver CMA	**	937	1,185	1,079	1,543	1,368	**	1,615

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
- indicates that the change is not statistically significant
△ indicates that the change is statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Vancouver CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Burrard Peninsula	**	**	1,365 d	**	2,214	2,295	**	**	2,009	2,060
Vancouver Westside	**	**	1,443	**	1,896	2,083	**	**	1,693	1,647
Vancouver Eastside	**	**	**	**	1,150	**	**	**	1,196	**
Vancouver East/Westside	**	**	1,396	1,232	1,663	**	**	**	1,545	1,448
Vancouver City	**	**	1,375	1,314	2,032	2,021	**	**	1,865	1,720
Suburban Vancouver	**	**	1,059	1,124	1,421	1,344	**	**	1,320	1,287
North Shore	**	**	**	**	1,584	1,499	**	**	1,298	1,257
Fraser Valley	**	**	1,088	**	1,200	1,251	**	**	1,151	1,170
Vancouver CMA	**	**	**1,198**	**1,185**	**1,668**	**1,543**	**	**	**1,540**	**1,421**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Vancouver CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Vancouver City				
3 to 24 Units	2.4 c	1.4 a	0.7 a	0.8 a
25 to 49 Units	0.8 d	0.5 b	0.5 a	0.7 a
50 to 74 Units	0.3 c	**	0.4 a	0.4 a
75 to 99 Units	0.0 d	**	0.2 a	0.3 a
100+ Units	0.3 b	0.7 b	0.3 a	0.6 a
Total	0.5 a	0.8 a	0.5 a	0.6 a
Vancouver CMA				
3 to 24 Units	2.3 b	2.0 c	1.1 a	1.1 a
25 to 49 Units	0.9 a	1.0 c	1.0 a	0.8 a
50 to 74 Units	0.6 a	1.9 c	1.3 a	0.7 a
75 to 99 Units	1.2 c	**	0.8 a	0.8 a
100+ Units	0.4 a	0.4 a	0.5 a	0.8 a
Total	0.7 a	0.9 a	1.0 a	0.8 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Vancouver CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Burrard Peninsula	35,895	36,012	15,151	15,532	42.2	43.1	0.2	0.9
Vancouver Westside	22,877	24,690	4,998	6,144	21.8	24.9	1.5	0.5
Vancouver Eastside	16,968	17,012	3,895	4,275	23.0	25.1	0.4	0.9
Vancouver East/Westside	39,845	41,702	8,903	10,421	22.3	25.0	1.0	0.7
Vancouver City	75,740	77,714	24,213	26,001	32.0	33.5	0.5	0.8
Suburban Vancouver	76,794	80,009	16,099	18,353	21.0	22.9	1.0	1.0
North Shore	15,089	15,519	2,887	3,101	19.1	20.0	0.8	0.5
Fraser Valley	36,201	37,454	8,253	9,055	22.8	24.2	0.4	1.2
Vancouver CMA	**203,824**	**210,696**	**51,598**	**56,573**	**25.3**	**26.9**	**0.7**	**0.9**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate / Condominium Apartments By Project Size / Vancouver CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Vancouver City								
3 to 24 Units	6,687	6,685	1,217 a	1,346 a	18.2 a	20.1 a	2.4 c	1.4 a
25 to 49 Units	12,180	12,456	2,367 a	2,532 a	19.4 a	20.3 a	0.8 d	0.5 b
50 to 74 Units	7,822	7,876	1,774 a	1,752 a	22.7 a	22.2 a	0.3 b	**
75 to 99 Units	6,599	6,855	1,755 a	2,009 a	26.6 a	29.3 a	0.0 d	**
100+ Units	42,452	43,842	17,593 a	19,019 a	41.4 a	43.4 a	0.3 b	0.7 b
Total	75,740	77,714	24,213 a	26,001 a	32.0 a	33.5 a	0.5 a	0.8 a
Vancouver CMA								
3 to 24 Units	11,527	11,577	1,759 a	1,960 a	15.3 a	16.9 a	2.3 b	2.0 c
25 to 49 Units	29,528	29,910	4,731 a	5,014 a	16.0 a	16.8 a	0.9 a	1.0 d
50 to 74 Units	24,657	25,699	4,400 a	4,871 a	17.8 a	19.0 a	0.6 a	1.9 c
75 to 99 Units	19,130	20,133	4,042 a	4,653 a	21.1 a	23.1 a	1.2 c	**
100+ Units	118,982	123,377	37,862 a	41,263 a	31.8 a	33.4 a	0.4 a	0.4 a
Total	203,824	210,696	51,598 a	56,573 a	25.3 a	26.9 a	0.7 a	0.9 a

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Vancouver CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Vancouver CMA										
Single Detached	**	**	**	**	1,291 d	1,387 c	1,866 b	1,848 b	1,704 b	1,734 b
Semi detached, Row and Duplex	**	**	**	**	1,282 d	**	1,405 a	1,394 b	1,329 b	1,273 b
Other-Primarily Accessory Suites	**	726 d	**	910 d	1,017 b	1,028 b	**	**	944 b	948 b
Total	**	726 d	844 d	912 c	1,131 b	1,131 b	1,659 a	1,661 a	1,295 b	1,300 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Vancouver CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Vancouver CMA		
Single Detached	38,017 c	37,916 b
Semi detached, Row and Duplex	30,600 b	35,773 b
Other-Primarily Accessory Suites	43,005 d	39,956 c
Total	111,623	113,645

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Abbotsford-Mission CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Abbotsford-Mission CMA										
Single Detached	**	**	**	**	**	**	1,351	1,344	1,296	1,265
Semi detached, Row and Duplex	**	**	**	**	**	**	1,013	**	960	**
Other-Primarily Accessory Suites	**	**	665	**	814	803	**	**	736	705
Total	**	**	665	**	890	862	1,268	1,364	1,035	1,058

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Abbotsford-Mission CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Abbotsford-Mission CMA		
Single Detached	3,671	3,443
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	**	**
Total	8,416	8,549

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable
↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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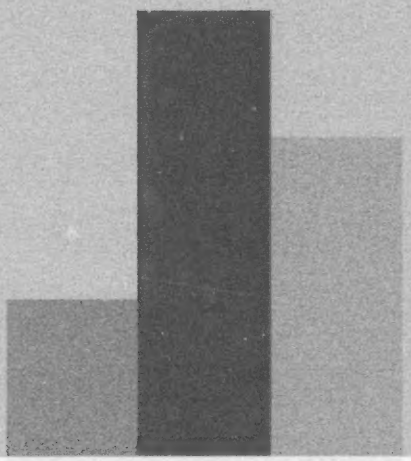

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